



City of Wichita Falls City Council Agenda

Notice is hereby given that on May 5, 2026, the City Council of the City of Wichita Falls will hold a regular meeting at 8:30 a.m. at the MPEC, 1000 Fifth Street, Hayley Eye Clinic Seminar Room, for the purpose of considering the following items:

1. Call to Order

2. Invocation

- a) Pastor Ben Murray, City Hope Church

3. Pledge of Allegiance

4. Presentations

- a) Employee of the Month - Nicholas Welden, Transit and Airports
b) Presentation - Wichita Falls Youth of the Year, Boys & Girls Club
c) Proclamation - Preservation Month,
Wichita Falls Alliance for Arts & Culture and Wichita Falls Landmark Commission
d) Proclamation - Foster Care Appreciation Month, Texas Family Initiative
e) Proclamation - Stamp Out Hunger Food Drive Day, Wichita Falls Area Food Bank
f) Proclamation - National Bike Month, Wichita Falls — Wichita County Public Health District

5. Citizen Comments

Citizens may speak on matters not listed on the agenda by signing up before the meeting. Remarks are limited to three minutes, and no deliberation or action may be taken by the Council.

CONSENT AGENDA

6. Approval of Meeting Minutes

- a) City Council Meeting, April 21, 2026

7. Receive Minutes

- a) Construction Board of Adjustment & Appeals, November 10, 2022
b) Planning and Zoning Commission, March 11, 2026

8. Ordinances

- a) Ordinance making an appropriation to the Special Revenue Fund in the amount of \$15,229.71 for grant revenue from the Texas Department of Transportation

(TxDOT) for the Click It or Ticket 2026 Grant and authorizing the City Manager or his designee to execute all documents necessary to accept said funds

- b) Ordinance reappointing Dan Tompkins as a Substitute Judge of the Municipal Court for a term of two years

9. Resolutions

- a) Resolution awarding contract to Yamaha Motor Finance Corporation, U.S.A. for a 48-month lease of 80 Yamaha "Standard" EFI Gas Golf cars for Champions Golf Course in the total amount of \$296,640
- b) Resolution appointing Dana Ross to the Wichita-Wilbarger 9-1-1 District Board with a term to expire May 15, 2028
- c) Resolution authorizing the City Manager or his designee to apply for a grant from the FY 2027 Motor Vehicle Crime Prevention Authority (MVCPA), request for application - SB 224 Catalytic Converter Grant in an amount up to \$309,000

REGULAR AGENDA

10. Public Hearing & Ordinance

- a) Conduct a Public Hearing and Consider an ordinance rezoning 2100 & 2226 Airport Drive and 3601 Central Freeway (+/- 95.82 Acres of Land from the T. Currey Survey, Abstract – 344 and +/- 21.11 Acres of Land from the R. Brown Survey, Abstract – 522) from General Commercial (GC), Multi-Family Residential (MFR), and Light Industrial (LI) to a Planned Unit Development – Commercial Use (PUD-CU) zoning district to allow for the special use of a data center
 - I. Public Hearing
 - II. Take Action

11. Other Council Matters

- a) Staff Presentation - Lucy Park Pool and Aquatics Update
- b) Announcements concerning items of community interest from members of the City Council. No action will be taken or discussed.

12. Executive Sessions

- a) Executive session in accordance with Texas Government Code §551.074 to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, dismissal of a public officer or employee (including, but not limited to, Dan Tompkins, Dana Ross, and Champions Course at Weeks Park personnel).

13. Adjourn

In accordance with the Americans with Disabilities Act, this facility is wheelchair accessible, and accessible parking spaces are available. If you require special accommodations to attend or participate in this meeting, please contact the City Clerk's Office at (940) 761-7409 at least 48 hours prior to the meeting.

This meeting can be accessed and viewed at the following locations:

1. A livestream will be shown on the Spectrum/Time Warner Cable Channel 1300
2. A livestream will be shown on the City's webpage <http://www.wichitafallstx.gov/994/Council-Meetings-and-Agendas>

CERTIFICATION

I certify that the above notice of meeting was posted on the bulletin board at the Wichita Falls Public Library, Wichita Falls, Texas on the 29th day of April, 2026, at 5:45 o'clock p.m.



City Clerk



**City of Wichita Falls
City Council Meeting Minutes
April 21, 2026**

1. Call to Order

Bailey Forrester, Mayor for the day, called the meeting to order at 8:30 a.m.

Present: Mayor Tim Short
Councilor At-Large Austin Cobb
Councilor District 1 Whitney Flack
Councilor District 2 Robert Brooks
Councilor District 3 Jeff Browning
Mayor Pro Tem/Councilor District 4 Mike Battaglino
Councilor District 5 Tom Taylor

Absent:

2. Invocation

Paul Meyenberg, Wichita Falls Fire Department Chaplain, Pastor First Methodist Church of Holliday, gave the invocation.

3. Pledge of Allegiance

Mayor Short led the Pledge of Allegiance.

4. Presentations

a) Presentation – Mayor for the Day, Bailey Forrester

Mayor Short presented a certificate to Bailey Forrester for serving as Mayor for the Day in Wichita Falls, Texas, on April 20-21, 2026, and showed a video highlighting her experience.

b) Proclamation - National Home Visiting Week, Wichita Falls ISD, North TX United Way, and Community Healthcare Center

Mayor Short read a proclamation proclaiming April 20-24,2026, as National Home Visiting Week in Wichita Falls, Texas.

c) Proclamation - Eric Ward Youth Leadership Day

Mayor Short read a proclamation proclaiming April 16, 2026, as Eric Ward Youth Leadership Day in Wichita Falls, Texas.

5. Citizen Comments

Amanda Grace shared concerns from downtown residents and business owners regarding issues she believes are connected to juveniles associated with the Straight Street program. She described reports of vandalism, loitering, property damage, and fights, and stated that minors are often unsupervised in the downtown area, including late at night. She referenced a recent instance in which she observed approximately 20 juveniles in downtown alleyways around 11:30 p.m., along with video showing vehicle break-ins and property tampering. She acknowledged the value of youth outreach programs, but expressed concern that the current structure lacks adequate supervision and accountability. She stated that this is negatively affecting local businesses and property owners, particularly small, locally owned businesses, and emphasized the need for programs to be managed in ways that support both the youth involved and the broader downtown community.

Steve Garner spoke about the upcoming 45th anniversary of the Hotter'N Hell Hundred, highlighting its growth into a major annual community event. He shared that new updates and additions are planned this year and invited the Mayor and Council to participate in the ride, scheduled for August 28, 2027. Mr. Garner also introduced Mario Arroyave, cycling coach at Midwestern State University, to provide an update on the university's cycling program.

Mr. Arroyave reported a strong performance at a recent local conference championship, where MSU athletes earned 15 podium finishes across multiple race categories. He noted community support through fundraising efforts benefiting student athletes and shared that the team will compete in collegiate road nationals in Madison, Wisconsin, in the coming weeks.

Mike Mitchell reminded the Council and the public about the City's tree abatement program, developed through the City Revitalization Committee as part of the Heart of the Falls initiative. He noted that funding has been allocated to assist residents with removing dead or dangerous trees, but participation has been limited so far. He encouraged residents to take advantage of the program, especially as seasonal conditions make tree issues more noticeable, and directed interested individuals to contact City staff to apply.

Crystal Washington addressed concerns regarding development and conditions on the

east side of the city, referencing past decisions and ongoing infrastructure issues. She discussed concerns about discrimination, lack of investment, and limited opportunities for youth, stating that insufficient development contributes to challenges in the community. She urged the Council to prioritize infrastructure improvements, including drainage and repairs to the Duncan Channel flood control gate, and to ensure equitable use of TIF funding for development. She also expressed concerns about transparency in decision-making and potential health impacts related to proposed data center projects.

David Coleman spoke as Chair of Wichita Falls Streams and Valleys. He shared that the Texoma's Hellacious Obstacle Run (THOR) was held at Lucy Park over the weekend, with more than 1,600 participants. He noted the event was a collaborative effort led by Leadership Wichita Falls and thanked Randall Barker and thanked the City Parks Department for their support in hosting the event. Mr. Coleman stated the event was a great success, brought positive attention to Wichita Falls, and was well enjoyed by participants, including visitors from out of town. He expressed his appreciation to the City for helping make events like this possible.

In response to previous comments, Mr. Jenkins stated that the City is actively reviewing and updating its master drainage plan with its engineering firm, with potential focus on both citywide and targeted areas. Drainage improvements have already been identified as a budget priority. He noted that these projects take time due to funding requirements and coordination with state agencies, including cost-benefit analysis thresholds, but can have a significant impact once completed, and confirmed the Duncan Channel project is complete and fully functional.

Eu'Meka Brandon spoke about the Justice40 initiative. She stated that she is still learning about funding sources like TIF and 4B, but is focused on finding solutions. She explained that Justice40, established in 2021, could provide additional funding opportunities for underserved areas, potentially allowing a 90/10 match if the City qualifies, but noted this funding ends in July. Ms. Brandon said the Eastside's current conditions may make it eligible for additional assistance and discussed the link between community conditions, crime, and health. She encouraged the City to consider pursuing this funding before the upcoming deadlines and said she appreciated the transparency shared. She also suggested using existing funds or an interfund loan to take advantage of the higher match and increase resources for Eastside improvements.

Consent Agenda Items 6-9

Moved by Councilor Battaglini to approve the Consent Agenda.

The motion was seconded by Councilor Taylor and, with no comments or questions from the public, was carried by the following vote:

AYES: Mayor Short, Councilor Cobb, Councilor Flack, Councilor Brooks,
Councilor Browning, Councilor Battaglini, Councilor Taylor
NAYS: None
ABSTAIN: None

6. Approval of Meeting Minutes

- a) City Council Meeting, April 7, 2026

7. Receive Minutes

- a) 4B Sales Tax Corporation (WF4BSTC), August 7, 2025
- b) 4B Sales Tax Corporation (WF4BSTC), August 14, 2025
- c) Wichita Falls Economic Development Corporation, June 19, 2025
- d) Wichita Falls Economic Development Corporation, October 14, 2025
- e) Wichita Falls - Wichita County Public Health Board, January 9, 2026
- f) Planning and Zoning, January 14, 2026
- g) City-County Homeless Advisory Committee, January 14, 2026
- h) Wichita Falls Economic Development Corporation, January 15, 2026
- i) Planning and Zoning Commission, February 11, 2026
- j) Tax Increment Financing #3 Board, February 17, 2026

- k) Wichita Falls Park Board, February 26, 2026
- l) 4B Sales Tax Corporation (WF4BSTC), March 5, 2026
- m) Lake Wichita Revitalization Committee, March 10, 2026

8. Ordinances

- a) Ordinance 17-2026 authorizing an amendment to the Hotel Venue Tax FY25-26 Budget and authorizing a contract with Hoist Sales & Service, Inc. to purchase and replace a Single MD Style Scoreboard Hoist System, Remote Mount, in the amount of \$269,831, and appropriating venue tax funds as an emergency repair at the Kay Yeager Coliseum

9. Resolutions

- a) Resolution 43-2026 authorizing the City Manager or his designee to apply for non-matching Grant Funds from the Bureau of Justice Assistance (BJA) FY 2025 Edward Byrne Memorial Justice Grant (JAG) Program in the amount of \$41,374 with co-applicant, Wichita County Sheriff's Office

Regular Agenda

10. Public Hearings & Ordinances

- a) Public Hearing and take action on an Ordinance finding the structure at 401 Broad Street to be dangerous; requiring property owner to demolish said structure within thirty (30) days of the date of this ordinance; and declaring an emergency and immediate effective date
 - I. Public Hearing
 - II. Take Action

Mayor Short opened the public hearing at 9:08 a.m. and stated that each side has thirty (30) minutes to provide comments.

Paul Menzies, Assistant City Manager, discussed the long-vacant structure at 401 Broad Street, stating it is an issue of accountability, public safety, and downtown's future. He noted the property has been in disrepair for years with repeated but unfulfilled redevelopment promises, and that the certificate of occupancy was revoked in 2016. He stated the City recently allowed additional time for a proposed renovation, but no meaningful progress has been made, and the structure now poses safety risks and hinders downtown development. He added that while property rights are respected,

they come with responsibility, and suggested demolition may be the appropriate next step to address the hazard and allow for reinvestment.

Fabian Medellin, Director of Development Services, discussed the structure at 401 Broad Street and submitted supporting documents into the official record, including reports, public notice filings, affidavits, and staff summaries, and confirmed their accuracy. He explained that the proposed ordinance would declare the property a hazardous structure due to its deteriorated condition, lack of maintenance, and violations of building and fire codes. He stated the structure poses a threat to life, health, and safety, is unfit for occupancy, and may cause illness to occupants.

Alex Borrego, Neighborhood Services Manager, stated that he is a licensed code enforcement officer through the Texas Department of Licensing and Regulation, with over five years of supervisory experience, holds an intermediate code certification, and has completed advanced training through the Texas A&M Engineering Extension Service related to hazardous and nuisance structures. He reported that water service to the property was disconnected in May 2018 due to delinquent charges exceeding \$24,000, and that more than \$43,000 in taxes remain owed. Staff completed an initial structure report in February 2026 and issued notices of violation to all owners, lienholders, and interested parties, followed by a second inspection in March 2026 and formal public hearing notices. He provided background on the property, noting it opened as a hotel in 1982 and has since deteriorated significantly after losing its lodging permit in 2013. He stated recent inspections revealed extensive damage, including water intrusion, mold-like growth, structural deterioration, and unsanitary conditions throughout the building. He further noted evidence of vandalism, unauthorized entry, and removal of materials, as well as multiple unsecured access points. He concluded that the structure presents significant health and safety concerns.

Samantha Blair, Environmental Health Administrator, stated that she is a licensed registered sanitarian through the Texas Department of Licensing and Regulation and a licensed pesticide applicator in public health pest control. She noted that becoming a registered sanitarian requires a bachelor's degree with at least 30 hours of biological sciences, two years of experience, and passing an exam. She has worked as a sanitarian for 10 years and has 12 years of service with the City. Ms. Blair outlined several public health concerns associated with the property, including mold-like growth due to excessive moisture and conditions that support bacteria and other organisms.

She also identified mosquito activity, including species known to carry disease, supported by standing water and organic material within the structure. She further noted the presence of pigeons, rodents, and other pests, along with evidence of nesting, droppings, and structural openings that allow access. Additional concerns included an unsecured rooftop pool holding standing water. She emphasized that these conditions create health and safety risks that can extend beyond the property.

Craig Berend, Fire Marshall, stated that he is a licensed Fire Inspector through the Texas Commission on Fire Protection with 28 years of fire service, including fourteen (14) years as a fire inspector and three (3) years in the Fire Marshal's Office. Mr. Berend discussed the fire and life safety concerns at the property. He reported that critical fire protection systems, including fire department connections, sprinkler and standpipe systems, fire pumps, and alarms, are nonfunctional or have been removed, and have not been maintained or inspected in years. He noted that water service to the fire line was discontinued in 2022 due to unresolved leaks, further limiting fire suppression capabilities. He also identified numerous safety hazards throughout the structure, including obstructed egress paths due to makeshift walls, structural deterioration, exposed electrical wiring, and unsecured access points. Additional concerns included the presence of flammable liquids, combustible materials, and evidence of unauthorized entry, vandalism, and theft. He stated there is evidence of small, unreported fires and possible habitation, indicating an increased risk of fire. Mr. Berend concluded that the building's condition poses significant fire and life-safety risks to both occupants and the surrounding area.

Mr. Medellin concluded the presentation by explaining that the hazardous structure designation addresses not only structural concerns but also risks to life, health, safety, and the community. He stated that the proposed ordinance would require the property owner to take corrective action and, due to the cost of rehabilitation, recommend demolition. He added that if the owner fails to act within the required timeframe, generally thirty (30) days, the City would have the authority to take necessary action to address the hazard.

Councilor Cobb stated that the condition of the property was among the worst he had seen and commended staff for a thorough presentation.

Mayor Short emphasized concerns about both public and first responder safety and inquired about the continued use of electricity at the site.

Mr. Medellin responded that they tried to support the property owner as much as possible, and the electricity remained on at the owner's request to allow for security patrols.

Ronald Hall expressed concern about the safety risk of leaving the electricity active and asked whether it would be disconnected.

Mr. Medellin stated that if the Ordinance is approved by the Council, the property will be demolished within 30 days, and if not, the utilities will be disconnected for safety.

Dylan Schultz, an attorney representing multiple tax lien holders, informed the Council that a foreclosure has been initiated on the property, with the county taxing units involved. Service has been completed, and a trial is set for July 22, 2026, to seek approval for a public foreclosure sale. He noted that there are no current redevelopment prospects and shared the information for the Council's awareness.

Phillip Townsend addressed the Council regarding the property, stating the owner intends to rehabilitate the building and that delays have resulted from insurance litigation, ownership complications, trust transfers following the death of partners, and permitting challenges. He noted that plans were developed to convert the former hotel into 148 apartments and that a prior \$6 million loan was lost after the building was reportedly declared "condemned," requiring the owner to seek new financing. He stated that the building has been vacated but is being maintained with on-site oversight, and that many needed repairs are considered maintenance and do not require permits. He stated that redevelopment efforts are ongoing but have taken time due to the project's scale, financing requirements, and the recent death of the on-site property manager. Mr. Townsend asserted that the City has not met the legal standard to declare the structure a dangerous building, arguing that it does not meet the defined thresholds for structural failure and that such a determination should be made by an independent third party. He also raised concerns about due process and prior City communications regarding potential fines, demolition, or the acquisition of the property. Mr. Townsend said the City has not followed due process or the law.

Councilor Cobb questioned the lack of progress over the past 10 years, including the absence of basic maintenance and unpaid utilities.

Mr. Townsend stated that the property's water bill increased significantly after the switch to automatic meters, leading to disconnection. He said the owner continues to invest approximately \$90,000 per month in the property and estimated its value at \$9–\$10 million currently and up to \$17 million after rehabilitation. He noted the building has been generally secured but has experienced some vandalism, and stated taxes are believed to be current, though he could not address lien details. He added that the concrete structure does not pose a significant fire risk and that some maintenance work has been completed. He said financing efforts are ongoing, including a potential \$12 million loan, and expressed concern that City action could impact funding. He said the building is not a safety hazard and requested additional time to proceed with redevelopment.

Councilor Cobb referred to the presentation showing the building's disrepair and expressed concerns about safety.

Mr. Townsend said the building is safe, and no one goes in there.

Councilor Browning noted that Mr. Townsend previously stated that one person was in the building every day for maintenance, and it was noted that the gentleman had passed away.

Mr. Townsend stated that taxes have been paid, indicated they have been denied due process, and maintained that the building is not dangerous and does not pose a risk of spreading fire. Mr. Townsend stated that taxes have been paid, indicated they have been denied due process, and maintained that the building is not dangerous and does not pose a risk of spreading fire. He added that the building is reasonably secure and that he has a commitment letter from a lender, contingent on a third-party inspection. Mr. Townsend expressed concerns about the administrative warrant and stated that city staff broke the lock to enter the building. He continued to express concerns about the legality of the public hearing, lack of due process, and the need to have a third party inspect the building.

Councilor Flack noted for the record that the City Clerk paused the speaker's time during questions and asked whether Mr. Williams had recently visited the property and how long the speaker had worked with him.

Phillip Townsend stated that Mr. Williams has visited the property within the past 10 years, though he could not confirm when, and noted he has worked with him for approximately 8 to 10 years. He indicated that some cited issues would be addressed during rehabilitation and that about \$30,000 in fines, including fire suppression-related items, are being handled. He stated that redevelopment would return the property to the tax rolls and be more beneficial than demolition, and noted plans to convert the building into an age-restricted apartment complex with an estimated 8 to 12 month rehabilitation timeline once work begins.

Mayor Tim Short expressed concern that little progress had occurred over the past 10 years and that funding was being presented at the last minute, creating the appearance that the project was being rushed.

Mr. Townsend responded that the owner has a long history with the property, has chosen not to walk away, and remains committed to completing the project and making it productive.

Mayor Short stated that the property taxes are not current and noted the owner is approximately \$24,000 behind.

Mr. Townsend acknowledged that the taxes are about one year behind, but said they can be brought current.

Councilor Browning asked why the owner, despite having approximately \$6 million in equity, could not take time to come to the meeting.

Mr. Townsend stated that the owner has had additional challenges recently, including a partner allegedly embezzling \$700,000. He has incurred legal costs, including approximately \$20,000 in attorney's fees to address those issues and avoid sanctions. He is pursuing legal action to recover those funds, but has encountered difficulties. He is dealing with multiple issues at the same time, which have impacted progress on the property.

Councilor Battaglino asked how the pending July 22 foreclosure would be affected by a potential rehabilitation loan, including whether foreclosure would proceed if financing were obtained.

Mr. Schultz responded that their clients are seeking repayment and are pursuing

foreclosure to recover funds, but would release their liens if paid from loan proceeds. He estimated the amount owed to be in the hundreds of thousands of dollars.

Mr. Townsend explained that the proposed \$12 to \$12.5 million loan would allocate approximately \$6.5 million toward repairs, with the remainder used to satisfy existing debt, including the mortgage. He noted that efforts to secure financing are ongoing and that the process takes time.

Councilor Cobb asked Mr. Shultz how much his clients are owed.

Mr. Schultz stated he did not have the exact amount but indicated it was in the hundreds of thousands of dollars.

Mayor Short closed the public hearing at 10:18 a.m.

Monica Aguon, Deputy City Attorney, clarified the applicable law regarding demolition proceedings, noting that Chapter 214 of state law authorizes municipalities to require repair or demolition. She stated that there is no cease-and-desist order or court order in this case and clarified that the “beyond a reasonable doubt” standard does not apply, as this is not a criminal proceeding. She explained that under the Code of Ordinances, the burden of proof rests on the owner, mortgagee, or lienholder in a show-cause hearing. She highlighted that a structure should be demolished if it cannot be repaired to meet code or if it has fire code violations. Ms. Aguon also noted that Council serves as the finder of fact, that the commonly referenced 33% or 50% threshold is only one of several standards, and that there is no legal requirement for a third-party evaluation under local, state, or case law.

Mr. Townsend stated that, while the percentage threshold is only one of several standards, it is the only one that provides a specific measure. He asserted that the building does not pose a fire risk due to its construction and its distance from other structures. He stated he is a lienholder and authorized to speak on the owner’s behalf, with documentation to support his interest. He also raised concerns about bias and argued that the owner should be presumed innocent, stating that proper procedures had not been followed.

Moved by Councilor Battaglino to approve Ordinance 18-2026, finding the structure at

401 Broad Street to be dangerous; requiring the property owner to demolish said structure within thirty (30) days of the date of this ordinance; and declaring an emergency and immediate effective date.

The motion was seconded by Councilor Taylor and, with no further comments or questions from the public, carried by the following vote:

AYES: Mayor Short, Councilor Cobb, Councilor Flack, Councilor Brooks, Councilor Browning, Councilor Battaglino, Councilor Taylor
NAYS: None
ABSTAIN: None

11. Other Council Matters

- a) Announcements concerning items of community interest from members of the City Council. No action will be taken or discussed.

Councilor Cobb expressed gratitude for the rain and thanked everyone for attending.

Councilor Brooks thanked everyone for attending and said people aren't coming back to District 2 because there is nothing to do, noting that his own family doesn't come back. He said he appreciates the excitement around projects like Lucy Park, but is tired of hearing that "it takes time," and said things just need to get done.

Councilor Browning wished everyone a great day.

Councilor Taylor wished everyone a great day.

Councilor Battaglino shared dates for upcoming events and noted that Leadership Wichita Falls is raising funds to replace the damaged horse downtown, including working with the original artist to recreate it. If anyone is interested in donating, they can contact Leadership Wichita Falls.

Mayor Short thanked God for the rain, thanked Bailey Forrester for serving as Mayor of the Day, and congratulated Christi Klyn, HR Director, and her daughter, Ella, on earning a track scholarship to Colorado State. He also thanked the Wichita Falls Police Department for their swift response to a recent shooting, noting the suspect was quickly apprehended, and expressed prayers for the victims.

12. Executive Sessions

City Council adjourned into Executive Session at 10:29 a.m. in accordance with Texas Government Code §551.071 and §551.072.

Mayor Short reconvened the meeting at 10:57 a.m. in open session and announced that no votes or further action were taken, and reminded everyone that topics discussed in the executive session are confidential and may not be discussed.

13. Adjourn

Mayor Short adjourned the meeting at 10:57 a.m.

PASSED AND APPROVED this 5th day of May, 2026.

Tim Short, Mayor

ATTEST:

Marie Balthrop, TRMC, MMC
City Clerk

CONSTRUCTION BOARD of AJUSTMENT & APPEALS

WORK SESSION NOTES

November 10, 2022

PRESENT:

James Cox	◆ Member
Michael Grassi	◆ Member
David Hartwell	◆ Member
Anthony Inman	◆ Member
Leo Lane	◆ Member
Allen Moore	◆ Member
Gary Oatman	◆ Member
Ripley Tate	◆ Member

James McKechnie, Deputy City Attorney	◆ City Staff
Paul Menzies, Assistant City Manager	◆ City Staff
Terry Floyd, Development Services Director	◆ City Staff
Ricky Horton, Chief Building Official	◆ City Staff
Cody Melton, Fire Marshal	◆ City Staff
Brad Scates, Assist. Building Official	◆ City Staff
Martin Wolfe, Plumbing Inspector	◆ City Staff
Christal Cates, Senior Executive Assist.	◆ City Staff

OTHER ATTENDEES

Rick Hernandez
Gary Mehan
Larry Nelson
Phillip Townsend

I. CALL TO ORDER

Chairman, Mr. Leo Lane called the meeting to order and turned the floor over to Chief Building Official, Mr. Ricky Horton for item discussion.

II. REGULAR AGENDA

Mr. Horton reintroduced the item related to the recommendation of adoption of amendments to the City of Wichita Falls Code of Ordinances – Chapter 22, Article II – Building Codes, Sections 107.1, 107.1.1 and 107.1.2, related to requirements for building permit submittal of documents by a registered design professional and advised he and city staff were available for any questions the Board may have. Mr. Horton turned the floor over to Mr. James McKechnie for a presentation from the legal department.

Mr. McKechnie stated at the last meeting held September 29, 2022, the Board asked what the definition of “design” would be. Mr. McKechnie presented the Practice of Engineering and the General Rules, noting the two main rules that would apply would be (2) design, conceptual design, or conceptual design coordination of engineering works or systems; and (10) a service, design, analysis, or other work performed for a public or private entity in connection with a utility, structure, building, machine, equipment, process, system, work, project, or industrial or consumer product or equipment of a mechanical, electrical,

electronic, chemical, hydraulic, pneumatic, geotechnical, or thermal nature. Mr. McKechnie advised the Board of the exemptions:

(a) A person, sole proprietorship, firm, partnership, joint stock association, or private corporation is exempt from the licensing requirements of this chapter if:

(1) a representation that engineering services have been or will be offered to the public is not made or implied; and

(2) the person or entity is erecting, constructing, enlarging, altering, or repairing or is drawing plans or specifications for:

(A) a private dwelling;

(B) apartments not exceeding eight units for each building in the case of one-story buildings;

(C) apartments not exceeding four units for each building and having a maximum height of two stories;

(D) a garage or other structure pertinent to a building described by Paragraph (A), (B), or (C);

(E) a private building to be used exclusively for:

- **(i) farm, ranch, or agricultural purposes; or**
- **(ii) storage of raw agricultural commodities; or**

(F) a building having no more than one story that:

- (i) is not a building exempt from the licensing requirements of this chapter under Section 1001.053 or subject to Section 1001.407;
- (ii) has a total floor area of not more than 5,000 square feet; and
- (iii) does not contain a clear span between supporting structures greater than 24 feet on the narrow side.

Mr. McKechnie next advised on the research he had done to determine the definition of "design" and stated the Texas Supreme Court adopted the *Chevron* deference analysis test, which is a four-part test consisting of

- Step 1: Does the agency have authority to enforce the statute (i.e., is the statute within the agency's area of expertise)?
- Step 2: Does the agency interpretation conflict with the plain language of statute?
- Step 3: Is the agency interpretation reasonable?
- Step 4: Courts will generally uphold agency interpretation

Mr. McKechnie stated in case law the following was found, "When construing statutes, or anything else, one cannot divorce text from context. The meaning of words read in isolation is frequently contrary to the meaning of words read contextually in light of what surrounds them. Given the enormous power of context to transform the meaning of language, courts should resist rulings anchored in hyper-technical readings of isolated words or phrases. The import of language, plain or not, must be drawn from the surrounding context, particularly when construing everyday words and phrases that are inordinately context-sensitive." *Hallmark Mktg. Co. v. Hegar*, 488 S.W.3d 795, 799 (Tex. 2016)

Mr. McKechnie advised by following the Courts rules of interpretation and *Chevron* test of deference to agency the term "design" would be defined "To form plan or scheme of, conceive and arrange in mind, originate mentally, plan out, contrive. Black's Law Dictionary, 6th Ed. 1990." Mr. McKechnie advised the Board the term "design" regarding

engineering is not defined in the Act or our Board rules. However, Board staff has characteristically said that typical maintenance issues like replacement of equipment is not considered to be the practice of engineering, especially when it is "in-kind" replacement, i.e., you are replacing old or not working equipment with the same kind of equipment, same, size, same loading, same footprint, etc. That being said, the first example of adding load to an electrical panel would be considered the practice of engineering, whereas replacing light bulbs/fixtures is considered more maintenance and would not be considered the practice of engineering. Mr. McKechnie asked if there were any questions the Board had for him from a legal perspective. No questions were presented and the floor was turned back over to Mr. Horton.

Mr. Allen Moore asked technical questions about replacing a/c units versus replacing lights.

Chairman Lane gave other examples of having to have a hard line drawn somewhere without creating more grey areas.

Mr. Moore stated he would like to know when this was originally adopted and what the reasoning behind the adoption of such. Mr. Terry Floyd stated the quality of the presented plan sets for review were not acceptable.

Mr. Oatman stated he believed there were various levels of involvement that an engineer could have and asked what level the City would accept. Mr. Horton stated each project is different, however, the City would certainly look at each set of plans and consider what the engineer of record has stated.

Mr. Anthony Inman stated he would like to adopt the state required minimums as this provides the most flexibility. He stated there was a project involving a pet resort that stated the City was too difficult in their requirements and therefore built outside of city limits losing that tax revenue.

Mr. Hartwell asked what initiated the discussion of this amendment. Mr. Floyd stated this was at the request of City Council to look into this rule and advise on it.

Mr. Ripley Tate stated he is not a design professional but deals with a lot of construction professionals and hears about problems developers face with city requirements for small business owners trying to develop. Mr. Tate stated he would like to see the mind-set of the city staff shift to take the best interest of the developers and not what is easiest for the staff.

Mr. Michael Grassi stated he supports amending to the state minimum requirements since trade licenses allows them to design. Mr. Horton advised yes, TDLR license allowed them to design, however, PELS does not agree or follow with TDLR.

Chairman Lane stated even with the state minimum of 20,000sf. the city would still require a full set of plans with engineers' stamp, this would only cut out the architects.

Mr. Inman asked how the square footage was calculated. Mr. Horton stated it was a cumulative calculation under one roof.

Mr. Horton stated to the Board that the life and safety was the biggest concern staff has in making sure citizens were safe. He advised the recommendations were listed in the packets handed out by staff for their review and discussion and that no action would be taken today.

The proposed ordinance revisions for consideration for Chapter 22 – Article II – Building Codes, Section 107 Submittal Documents were presented in the work session packet as follows:

Option 1

107.1 General. Submittal documents consisting of construction documents, statement of special inspections, geotechnical report and other data shall be submitted in one or more sets with each permit application. The construction documents shall be prepared and sealed with an official seal by an architect or engineer legally registered under the laws of the State of Texas regulating the practice of architecture as defined by the Texas Occupations Code.

Option 2

107.2 General. Submittal documents consisting of construction documents, statement of special inspections, geotechnical report and other data shall be submitted in one or more sets with each permit application. The construction documents shall be prepared and sealed with an official seal by an architect or engineer legally registered under the laws of the State of Texas regulating the practice of architecture or engineering when the permit application concerns the following:

1. A building or structure of 5,000 square feet or more in area.

The Board discussed the options presented and what compromise might could be made. Chairman Lane stated he believed a 3rd option of a 10,000sf. rule for architects and 5,000 for engineers made the most sense and asked staff to come up with this wording and present at the next meeting.

Mr. Floyd advised the Board the amendment they recommended regarding ventilation would go before City Council for a vote on Tuesday, November 15th at 8:30am.

III. Adjourn

Mr. Leo Lane adjourned the meeting at 2:53pm.



Chairman

22 APRIL 2025

Date

MINUTES
PLANNING & ZONING COMMISSION
March 11, 2026

PRESENT:

Jeremy Woodward
Blake Haney
Doug McCulloch
Alan Sizemore
Lisa Stephens-Musick
Brady Enlow
Michael Grassi
Jack Browne
Naomi Barron
Teresa Rose
Councilor Tom Taylor

- Chairman
- Vice-Chair
- Member
- Member
- Member
- Member
- Member
- Member
- Member
- Alternate No.2
- SAFB Liaison
- Council Liaison

Paul Menzies, Assistant City Manager
Fabian Medellin, Director of Development Services
Rita Miller, Assistant Director of Development Services
Kinley Hegglund, City Attorney
Christal Cates, Neighborhood Revitalization Coordinator Planner II
Robin Marshall, Admin Assistant

- City Staff
- City Staff
- City Staff
- City Staff
- City Staff
- City Staff

ABSENT:
Matt Marrs
Luz Lerma

- Member
- Alternate No.1

-
- I. CALL TO ORDER**
The meeting was called to order by Chairman Jeremy Woodward at 2:00 p.m.
- II. PUBLIC COMMENTS**
Chairman Woodward asked if there were any comments from the public for items not on the agenda. With no response, Chairman Woodward closed public comments.
- III. APPROVAL OF MINUTES**
Chairman Woodward called for a motion to adopt the February 11, 2026, minutes. Commissioner Alan Sizemore made a motion to approve the minutes as presented and Commissioner Jack Browne seconded the motion.

Chairman Woodward opened comments to the public, and there were no additional comments.
Chairman Woodward took the motion to vote, and the motion passed unanimously with a vote of 7-0 in favor.
- IV. CONSENT AGENDA**
P 26-11 – J.L. Powell Estates subdivision, Phase 1, Lot 2, Block 6U
P 26-14 – Jeff Martin Addition, Lot 1, Block 1

Chairman Woodward asked if anything needs to be brought down to the regular agenda, and Director Fabian Medellin stated there was not. Commissioner Jack Browne made the motion to approve the consent agenda and Commissioner Blake Haney seconded the motion. With no comments from the public or the Commission, a vote was taken, and the motion passed with a vote of 7-0.

V. REGULAR AGENDA

1. C 26-04 1522 Weeks Street – Dance Studio

This case it to consider taking action on a request for a conditional use, at 1522 Weeks Street, to allow for the commercial services use of a dance studio to exceed the 1,200-sf. maximum in a Limited Commercial (LC) zoning district.

The applicants were Stephanie and Daniel Mendenwaldt

Ms. Christal Cates presented the case, and she explained to the Commission that staff had met with the applicants in January to discuss use of an existing building. The structure was previously used as a daycare facility. The Mendenwaldt's wanted to move their existing dance studio, Dance Etc., to a larger facility so they could provide more classes.

Dance studios are classified as a service under our code of ordinances. Staff reviewed the regulations applicable to the services in that zoning district, including the by-right allowed maximum square footage of 1,200 sq. ft. This structure is a little over 7,000 square feet, so staff advised the clients that they would need to apply for a conditional use permit.

Dance Etc. was opened by Ms. Mendenwaldt's predecessor in 1995. Ms. Cates explained that the dance studio offers classes in a variety of styles, including hip-hop, lyrical, jazz and ballet, to mention a few. The youngest class starts at 12 months old, with Dance with Me classes. These classes are primarily held when school aged kids get out of school. Their hours of operation are from 3:30-7:30pm. Ms. Cates provided the board with some slides showing the location of the proposed dance studio, and the properties in the surrounding area. She stated that Weeks Street is a residential street that ends at Lake Park Drive, and in the opposite direction it leads you to Jacksboro Highway. An aerial map was shown, and it was pointed out that the property is surrounded by vacant, undeveloped land to the north and to the east. Wesley United Methodist Church is to the west of the proposed site, which actually gives more separation from those residential uses. To the south, the residential uses are buffered by the backyards that are adjacent to the street, just across the street from them. She noted that the nearest approximate residential use was about 170 feet away.

The Commission was shown a site plan that the Mendenwaldt's provided. Ms. Cates stated that the footprint of the structure is not going to change. She pointed out the circular drive, which like the prior business at this site, will be used for drop off and pick-up for the dance studio. Additional pictures of the site were shown to the board, and she pointed out the buffers that she had spoken about.

The property is in a limited commercial zoning district, and they are surrounded by Single Family-2 uses, and then more intense uses over to the east along Jacksboro Highway. Ms. Cates explained that limited use's intent is to have a lower intensity so you can minimize impacts on surrounding properties, those residential properties. She said the existing off-street parking, and the circular drive that accommodates the drop-off and pickup lanes are going to be utilized significantly,

and that will reduce potential impact on the surrounding roadways and the residential streets.

Ms. Cates told the Commissioners that staff mailed out notices to the 16-property owners within the 200-foot notification area. We received three responses back, with two being in favor and one was opposed. The greatest concern was for traffic being backed up, because they noted that there was a problem when the daycare let out. She explained that staff did not feel like that will have an impact now, because the dance classes will be staggered, unlike drop off and pick up for a daycare. There were also noted concerns about outdoor performances and noise levels, which it was stated that there will be no performances held at the dance studio, those will be held off site.

With the factors considered, staff is recommending approval of the use to allow for the commercial services use of a dance studio to exceed 1,200 sq. ft. maximum in a limited commercial zoning district with the following conditions:

- The subject property must submit a site plan for review, subject to the standards of Section 7100, which complies with all other required site improvements and building codes.
- The applicant must provide and maintain adequate parking for the development.
- Any lighting installed should be directed away from the single-family residential dwellings and roadways.

Commissioner Woodward asked if the applicant was present, and if they wished to say anything.

Mr. and Mrs. Mendenwaldt came to the podium and explained that their business does happen inside the building. They stated that they feel that sound will not be of concern, as they have four rooms operating at one time so they can't overpower each other with sound. They reiterated that the classes will be staggered, so pick up and drop off will be staggered, also adding that they typically don't do anything on the weekends and very minimal use on Friday's right now. Their business will likely operate Monday through Thursday. They noted that they don't plan on using the playground equipment, as they want to keep all their students inside the classrooms that they are assigned to. So, the outside will not be utilized at this moment.

Commissioner Woodward opened the comments up to the public.

Mr. Dan Praggett, with the Wesley United Methodist Church, had concerns about making sure some deed restrictions would be upheld, which had to do with the property being used as a nightclub, and/or having alcohol sold or served there. Kinley Hegglund, City Attorney, stated that Wichita Falls (P&Z Commission included) does not enforce or take into account deed restrictions. He cited that the only city in the State of Texas that does enforce deed restrictions is Houston. He added, should the church feel that the dance studio was in violation of the deed restrictions, the church would need to take legal action and file a lawsuit. It would be a civil suit, not involved in the city of Wichita Falls.

With no additional comments, Chairman Woodward moved to vote on the motion. The motion passed with a vote of 8-0. (Commissioner Brady Enlow had arrived at the beginning of this case being presented. He was not present for the vote for the minutes or the consent agenda, which is the difference in the number of those voting.)

2. Workshop – Workforce Housing

Director Fabian Medellin provided a workshop to discuss Workforce Housing and potential zoning amendments. He spoke about the expected influx of workers in our area due to upcoming projects, and discussed the development projects within city limits, or within the region, that have been announced. Firstly, the data center at the business park, Skybox data center that will be in our business park, is projected to break ground in early summer. The other is the Google data center, the Oakly Union (the former power station), in Wilbarger, is currently moving dirt for access to the site. A couple of others are:

- King's Branch data Center on Randy Drive that is anticipated in 2027.
- Sheppard Air Force Base – Improvements
- The Mark Calvano Data Center – on 287, City View/Wellington area.
- Data Center on Airport Drive and I-44. (Which will be coming to the P&Z in the form of a PUD.)
- The city has been contacted about a couple of others in our ETJ regarding platting questions and potential water options.

He noted the expected square footage for new buildings at some of these sites, noting that one site will be developing millions of square feet for their structures. So, looking ahead of these projects to start, we want to address items that go along with a project of this size and scale. Housing is one of them. Director Medellin informed the Commission that this influx of contractors will be in the area for a period of time. He noted that our City has an affordable market in terms of housing and cost of living, and we are known for being a top retirement city. This does have the ability to affect that, and reminded the board that staff mentioned manufactured homes and RV parks and their capacities and questioned if they can meet the need for housing for the expected new workers in our area.

Director Medellin gave an example of Abilene and said they estimated 6,000 contractors that have come in due to one project. He provided maps, pictures and spreadsheets showing current manufactured home parks and RV parks. We have a total of sixteen parks (combined MH parks and RV parks) within city limits. However, four of those are either completely vacant or at some phase of construction or in the permitting phase. There's one on 9th Street and one on Burke Road, that at one time was a manufactured home park. They have the zoning designation, so they have the ability, and right, to redevelop it, however, there are no homes there. The third park is the Crossroads RV Park at the intersection of NW Freeway and Central Freeway. It was noted that they have constructed the first phase but haven't constructed the second phase. The fourth is a recently approved RV park on Jacksboro Highway and Rathgeber. Director Medellin informed the board that among all of those there is a total of 1,568 potential pad sites. He continued and said that some of the manufactured home parks were vacant, but with historical aeriels we can estimate how many could fit within that park. For more recent parks, we have site plans that we can pull from to tabulate the number of pad sites. Using imagery, and driving to these sites, we estimate that we have about 772 unoccupied pad sites for RV's or manufactured homes. The parks differ in size (with the newer parks being larger and include amenities), But overall, the average size of a park is about 7 homes, or 7 pad sites per acre. Going back to Abilene, they recently approved a 1,000-pad site RV park that consists of 109 acres. (8-9 pad sites per acre.) Director Medellin told the Commission that Abilene is still working to accommodate those housing needs, and we are trying to accommodate those housing needs ahead of the influx that we anticipate that will be hitting us.

One of the Commissioners asked about the size of Stargate, and Director Medellin said that is a moving number. Originally, they announced it would be about six million square

feet, but it was recently found online that not only are they expanding that, but they are also adding a second site. The parks can take up a lot of land. He noted that these are going to be intended for well-paid contractors (up to \$100 an hour) that are going to be looking for housing. We want to try to accommodate them without disrupting our existing housing market, as well as our infrastructure (water and sewer capacities). So, we are looking for areas that are suitable for these temporary developments. (The contractors will be here for a few years and will then move on to the next project.) RV parks are allowed by right within our River Development District, which is part of our downtown area and along the Wichita River. They are conditionally allowed within our Residential Mixed-Use District, as well as our Manufactured Home Residential District. Manufactured parks are limited to those Manufactured Home Districts, as well as being conditionally allowed in Residential Mixed Use.

Staff wants to address the potential for impacts, ensuring the current and long-term development of the city is done as efficiently and safely, and as organized as it can be. Looking at some of the existing capacities of those parks, staff feels we are going to be in need of a temporary fix for these incoming contractors. He stated that staff want to propose an amendment that will allow for that and that will also address some concerns. One of those concerns is location. He continued, and spoke about areas that allow an RV park, and areas suitable, because of their size. He also spoke on water and sanitary needs, safety concerns, and utility needs, including fire and emergency concerns. He added that staff wants to ensure those impacts not only to that site, but the surrounding sites, are addressed and any potential hazards are mitigated. Lastly, staff want to ensure that long-term we aren't changing the opportunities of that land just for temporary use and allow the sites to go back to their prior state. While these parks can provide multiple amenities for these temporary contractors, the plan is for it to be a temporary use, and then to go back to the prior use. Director Medellin said he wanted to start a discussion with the board to get their thoughts.

Commissioner Browne questioned the parcels being able to go back to prior uses. Director Medellin said staff want to make it so the parcels can go back to prior use or be able to transition to some new commercial use.

County RV sites were asked about, and water use. While staff does not know of any specific plans, they know that likely there are prospective sites in the county. RV parks, by State standards, are a public water supplier and have to go through rigorous testing and monitoring of the water lines, and the water itself.

Commissioner Michael Grassi asked if the data centers are allowed on site living, and Director Medellin said right now our ordinances wouldn't allow for temporary living on site, but for the Airport Drive PUD there is a component which will allow for that temporarily until the development stage is completed.

RV parks and manufactured home parks were discussed a little more. With the money that will be spent on infrastructure and roads (that would be a temporary use for the parks) we want to be able to give opportunity not only for land development, but redevelopment afterwards. We would like to look at separating the standards for what is currently in the books.

Commissioner Doug McCulloch spoke about the view of an investor, and the cost of the streets and infrastructure would not be attractive to an investor for a project that would be of temporary use. That is why staff is looking to make the standards a little more available to the investment crowd. Director Medellin talked about The Heart of the Falls overlay District. He said if you have a set of housing that is 50 years newer than other housing, and the infrastructure is 50 years newer than other housing, there is attractiveness there. Also discussed was the concern about a housing shortage, and if you did that there may be an overstock of housing. They continued talking about housing and the planning opportunity, as well as the possible difficulties.

It was asked if Abilene has implemented a solution to their housing needs, and Director Medellin stated that everything he has seen has been reactive. Staff wants to be proactive. So, identifying areas throughout town, more than likely, areas just along the

fringes of city limits that have this temporary opportunity. He noted that while some of these parks may be nicer ones, offering amenities and recreational areas for the contractors, most of them will look like a contractor's yard. We want to find sites that can allow for that, and that will mitigate those impacts to properties around them. But then set the property up for its next life, whatever that may be.

Additional conversation was conducted about investors and the challenge to make this attractive to them as well, and what will make it a good investment for them. It was noted that housing costs are always a concern, and staff wants to protect that. The well-paid contractors are going to change our housing market, and that is why Director Medellin is proposing some temporary solutions to facilitate their needs, but also to be able to protect our citizens. To have a way to add the temporary capacity so that it has the least impact on the existing population.

Commissioner McCulloch brought up that "man camps" are primarily established by oil companies, and not private investors. He questioned from an investment standpoint how it would be attractive to an investor and how the locations, being on the fringes of city limits, would be enticing to an investor.

Commissioner Lisa Stephens-Musick asked if staff had any suggestions that they would like to modify slightly. Director Medellin responded that the roads would not be public roads, and staff is talking with our Public Works and our Fire Marshal. Asking them what would be adequate for them to meet the needs of a demand, plus to ensure basic safety, state guidelines, city codes, and building codes are being met. The other component is identifying where there are lots of open spaces, and the processes in how it would best be approved and who should have that authority. He stated he feels the Planning and Zoning Commission would, with the Conditional Use permit process, which would be a shorter process as compared to a rezone, by about a 60-day difference. He added that the ordinance does also have a temporary use section, but that delegates a lot of authority to the Director of Development Services. He feels that it would be better suited for the P&Z Board versus just a single individual.

Director Medellin told the Commission that he would present and ordinance to them next month, then they will have another workshop, to get feedback from the board, and then go from there. He also added that staff will address the impacts if the development of the parks will be built within city limits, and also the impacts if they are built outside of city limits.

Paul Menzies, Assistant City Manager, addressed the Commission and said that as a city, staff have travelled to other cities in the State that have these large hyper-scale data centers, that are millions of square feet and billions of dollars' worth of private investment. Staff did this to talk about lessons learned. To find what we could take from their experience and learn from the challenges they had. Staff met with some cities that the data center development seemed like a great idea a year ago, but they were completely unprepared for it financially, and unprepared for the impact on the community. He noted that these were much smaller communities than ours. He also said they saw these temporary RV parks all over the place. It's not an if, it is a when, because they are coming, whether we have regulations in place or not. He stated that there will be requests for them within the city limits and outside of the city limits. Mr. Menzies said this is one of the reasons staff wanted to have this conversation with the Commission today, because to get city services (water/sewer), you need to be within city limits, or you have to agree to be annexed into the city limits. He added that the State has changed its rules on how these RV parks in rural areas, outside of city limits, can operate. We are seeing that they are then going to the cities for water and sewer. When those requests from property owners outside of the city limits come to the city, how does the city accommodate them? Mr. Menzies said we want to accommodate them and want to sell them water. He added that we want a safe RV park for our contractors to live. They will be shopping in Wichita Falls, working here, supporting our economy. He stated that we want them to have a great place, as best as possible, to live. But, he added, at the same time if you want to do this outside the city limits and

you need city water or sewer, you will need to sign an agreement with the city on how much that water is going to cost them. He noted that some of the rents that these places are charging are \$3,000 to \$4,000 per pad site per month. That is the market rate across the state, as of six months ago. Along with that agreement, the hope is that they will also build it to this standard, the same standard that you are going to have inside the city limits. Once that site is vacated, it will be decommissioned in some form or fashion. Mr. Menzies added that the goal is to provide a safe place for the workers and then decommissioning it at the end would be beneficial. The greatest issue at hand is how do we accommodate what is going to be a temporary situation the best we can? Director Medellin added the contractors are going to be part of our community, and we want to facilitate their housing needs as best we can but not hurt our citizens here.

VI. OTHER BUSINESS

There was no other business discussed.

VII. ADJOURN

Chairman Woodward adjourned the meeting at 3:01 pm.



Jeremy Woodward - Chairman

4/8/26
Date



Fabian Medellin, AICP – Director of Development Services

4-8-26
Date



STRATEGIC PILLAR

- Accelerate Economic Growth
- Provide Quality Infrastructure
- Actively Engage and Inform the Public
- Optimize Engagement with the City and City Services

**City Council
May 5, 2026
Transmittal Letter**

Agenda Item Number: 8.a.

Agenda Item Name: Ordinance making an appropriation to the Special Revenue Fund in the amount of \$15,229.71 for grant revenue from the Texas Department of Transportation (TxDOT) for the Click It or Ticket 2026 Grant and authorizing the City Manager or his designee to execute all documents necessary to accept said funds

Council Action to be Taken: Consider and take action on proposed Ordinance.

Department Submitted: Police

Staff Contact:
Scott Vaughn, Deputy Chief

1. PURPOSE / DESCRIPTION

Approval of appropriation to the Special Revenue Fund for the 2026 Click It or Ticket grant.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

The City of Wichita Falls has been invited to participate in a direct award grant, also known as "Click It or Ticket, from the Texas Department of Transportation. This grant is awarded during the Memorial Day Holiday period for the purpose of selective enforcement. This grant also requires a minimum 15% total match from the City of Wichita Falls. The Wichita Falls Police Department wishes to accept the state-approved grant at \$15,229.71. The City will be required a minimum match of 15% of the total amount. Calculating State funding and City match, the total amount will be \$18,054.78.

The State portion will be \$15,229.71 at 84.35% and the City providing a 15.65% match at \$2,825.07. The City's match will be comprised of in-kind contributions (salary related to grant administration, vehicle usage (mileage). This selective enforcement period places primary emphasis on the non-use of occupant restraints (safety belts and child safety seats). The award amount is to reimburse the City of Wichita Falls for overtime

payment to off-duty officers working selective traffic enforcement during the specified holiday period. The holiday enforcement period will span from May 18th, 2026 through May 31st, 2026.

3. BOARD REVIEW / CITIZEN INPUT

N/A

4. RECOMMENDATION

Ordinance appropriating \$15,229.71 to the Special Revenue Fund for additional direct award grant revenue from the State of Texas for the Texas Department of Transportation Selective Traffic Enforcement Program (Click It or Ticket) Wave Grant for 2026 and authorizing the City Manager to accept said funds.

5. FUNDING SOURCE

Texas Department of Transportation - 100-3105-57282

6. TIMELINE

May 15, 2026 - June 3, 2026

7. ALTERNATIVE OPTIONS

N/A

8. ATTACHMENTS

- 1. Ordinance - Click it or Ticket Grant
- 2. 2026 CIOT Budget Summary

Ordinance No. _____

Ordinance appropriating \$15,229.71 to the Special Revenue Fund for additional direct award grant revenue from the State of Texas for the Texas Department of Transportation Selective Traffic Enforcement Program (“Click It or Ticket”) Wave Grant for Fiscal Year 2026 and authorizing the City Manager to accept said funds.

WHEREAS, the City of Wichita Falls has been invited to participate in a direct award from the Texas Department of Transportation for the purpose of selective traffic enforcement; and,

WHEREAS, the City of Wichita Falls will provide a 15.65% match totaling \$2,825.07; and,

WHEREAS, the primary emphasis will be on the non-use of occupant restraints (safety belts and child safety seats) during the holiday period; and,

WHEREAS, the holiday period will span May 18, 2026, through May 31, 2026.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WICHITA FALLS, TEXAS, THAT:

There is appropriated \$15,229.71 to the Special Revenue Fund for the purpose of selective traffic enforcement as authorized in the grant from the Texas Department of Transportation, and the City Manager is authorized to execute all documents and forms, as approved by the City Attorney, necessary to accept said funds on behalf of the City of Wichita Falls.

PASSED AND APPROVED this the 5th day of May, 2026.

MAYOR

ATTEST:

City Clerk

BUDGET SUMMARY

Instructions:

- Click the **Save** button to complete this page.

Budget Category		TxDOT	Match	Total
Category I - Labor Costs				
(100)	Salaries	\$12,285.00	\$1,377.00	\$13,662.00
(200)	Fringe Benefits	\$2,944.71	\$330.07	\$3,274.78
	Category I Sub-Total	\$15,229.71	\$1,707.07	\$16,936.78
Category II - Other Direct Costs				
(300)	Travel	\$0	\$1,118.00	\$1,118.00
(400)	Equipment	\$0	\$0	\$0
(500)	Supplies	\$0	\$0	\$0
(600)	Contractual Services	\$0	\$0	\$0
(700)	Other Miscellaneous	\$0	\$0	\$0
	Category II Sub-Total	\$0	\$1,118.00	\$1,118.00
Total Direct Costs		\$15,229.71	\$2,825.07	\$18,054.78
Category III - Indirect Costs				
(800)	Indirect Cost Rate	\$0	\$0	\$0
Summary				
	Total Labor Costs	\$15,229.71	\$1,707.07	\$16,936.78
	Total Direct Costs	\$0	\$1,118.00	\$1,118.00
	Total Indirect Costs	\$0	\$0	\$0
Grand Total		\$15,229.71	\$2,825.07	\$18,054.78
	Fund Sources (Percent Share)	84.35%	15.65%	



STRATEGIC PILLAR

- Accelerate Economic Growth
- Provide Quality Infrastructure
- Actively Engage and Inform the Public
- Optimize Engagement with the City and City Services

**City Council
May 5, 2026
Transmittal Letter**

Agenda Item Number: 8.b.

Agenda Item Name: Ordinance reappointing Dan Tompkins as a Substitute Judge of the Municipal Court for a term of two years

Council Action to be Taken: Consider and take action on proposed Ordinance.

Department Submitted: Legal

Staff Contact:
Kinley Hegglund, City Attorney

1. PURPOSE / DESCRIPTION

To reappoint Dan Tompkins to serve as a substitute judge of the Municipal Court to serve when the Presiding Judge is temporarily unable to act for any reason.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

Section 30.008 of the Texas Government Code authorizes the governing body to appoint one or more qualified persons to serve in the place and stead of the Municipal Judge during any period when the Judge is temporarily unable to act for any reason. Dan Tompkins has been so appointed and is currently serving in this capacity.

3. BOARD REVIEW / CITIZEN INPUT

N/A

4. RECOMMENDATION

It is recommended that Mr. Tompkins be reappointed as Substitute Judge of the Municipal Court for two years beginning May 21, 2026.

5. FUNDING SOURCE

N/A

6. TIMELINE

The reappointment would be for a two-year term beginning May 21, 2026.

7. ALTERNATIVE OPTIONS

N/A

8. ATTACHMENTS

1. Doc - Apr 17 2026 - 4-28 PM
2. Doc - Apr 17 2026 - 4-27 PM
3. LEG_O_Tompkins Sub Judge_5.5.2026



Diane Dockery <diane.dockery@wichitafallstx.gov>

Reappointment - Associate Judge

T Daniel Tompkins <tdtompkins@aol.com>
To: Diane Dockery <diane.dockery@wichitafallstx.gov>

Mon, Apr 13, 2026 at 12:53 PM

Dear Judge Dockery,

I appreciate the reminder to submit my request for re-appointment as Associate Judge of the Wichita Falls Municipal Court. I cannot pinpoint the date of my earliest appointment, quite a large number of years ago; I hope to continue in the role for at least a few more!

State and federal laws regarding Municipal Court procedures and Class C Misdemeanors are constantly evolving (or radically changing), and the role of Judge requires frequent review of those changes and continuing education. In my service as Judge of the Municipal Courts of Iowa Park, Electra, and Holliday, I strive to stay as current on those changes as possible.

As you know, of course, the role of Associate Judge requires availability to substitute in your role as needed. The City Council may not be aware, but as you know, the role of Associate Judge also entails Magistration duties (i.e., advising arrested persons of their rights, setting bail amounts, and answering basic questions) on weekends, currently alternately with Judge Whalen in that role. The duties and decisions of a Magistrate are subject to review by judges as the county, district, state, and federal levels, and must be performed with the utmost care.

I respectfully request that the City Council affirm re-appointment as Associate Judge for another term, and greatly appreciate your kind recommendation.

Sincerely,

Dan Tompkins



611 BLUFF STREET
WICHITA FALLS, TEXAS 76301
WWW.WICHITAFALLSTX.GOV
(940) 761-7880

April 16, 2026

To: Mayor Tim Short
Councilor Mike Battaglino
Councilor Robert Brooks
Councilor Jeff Browning
Councilor Austin Cobb
Councilor Whitney Flack
Councilor Tom Taylor

Re: Reappointment: T. Dan Tompkins
Associate/Substitute Judge, Municipal Court

Resignation: Mary Brasher
Associate/Substitute Judge, Municipal Court

Dear Mayor Short and Members of the City Council,

Please consider this my recommendation and request that Dan Tompkins be reappointed to serve as Associate/Substitute Municipal Court Judge. As you know, Judge Tompkins has been serving in this capacity for over thirty (32) years, is the most tenured among former and current associates, and has performed all duties expected of this position with excellence. Judge Tompkins' experience, ability, and willingness to serve as both a judge and magistrate, particularly on weekends, has continued to make him invaluable as a member of the Municipal Court judiciary. For these reasons, I am requesting that he be reappointed to serve another two-year term.

Unfortunately, Judge (Mary) Brasher, has asked that she *not* be recommended for reappointment at this time. Although she was just appointed in 2024, her current family obligations prevent me from having the pleasure, once again, of recommending that she serve as Municipal Court Associate/Substitute Judge, so no request is being made at this time.

If you require further information, please do not hesitate to contact me.

Very truly yours,

Diane Dockery, Presiding Judge
Wichita Falls Municipal Court

Ordinance No. _____

Ordinance reappointing Dan Tompkins as a Substitute Judge of the Municipal Court for a term of two years

WHEREAS, Dan Tompkins was reappointed as a substitute judge of the Municipal Court by Ordinance No. 16-2024, for a two-year term; and,

WHEREAS, Dan Tompkins has agreed to serve another two-year term as a substitute Municipal Court Judge, to act in the place and stead of the Municipal Judge during any period in which he is temporarily unable to act for any reason.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WICHITA FALLS, TEXAS, THAT:

The City Council hereby reappoints Dan Tompkins as a substitute judge of the Municipal Court for a term of two years, beginning May 21, 2026.

PASSED AND APPROVED this the 5th day of May, 2026.

MAYOR

ATTEST:

City Clerk



STRATEGIC PILLAR

- Accelerate Economic Growth
- Provide Quality Infrastructure
- Actively Engage and Inform the Public
- Optimize Engagement with the City and City Services

**City Council
May 5, 2026
Transmittal Letter**

Agenda Item Number: 9.a.

Agenda Item Name: Resolution awarding contract to Yamaha Motor Finance Corporation, U.S.A. for a 48-month lease of 80 Yamaha "Standard" EFI Gas Golf cars for Champions Golf Course in the total amount of \$296,640

Council Action to be Taken: Approval of Resolution

Department Submitted: City Manager

Staff Contact:

Blake Jurecek, Assistant City Manager

1. PURPOSE / DESCRIPTION

Replace the aging out-of-warranty lease Yamaha golf carts at the Champion Course at Weeks Park.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

In June 2022, the City entered into a four-year lease for a fleet of 70 golf carts for the Champion's Golf Course with Yamaha Motor Finance Corporation, U.S.A. The existing golf cart lease with Yamaha costs \$188,160 for the 48 months. With this lease expiring, a new fleet of carts will be needed under a new lease agreement. The lease cost has increased significantly from the previous lease, so the staff has explored buying out the existing lease and extending the current lease by another year. With both options, staff believe the increased maintenance cost of maintaining 4-plus-year-old carts would exceed the additional cost of the new lease. Staff is also recommending adding 10 additional carts to this lease due to increased play on weekends.

3. BOARD REVIEW / CITIZEN INPUT

N/A

4. RECOMMENDATION

Staff recommends approval of this Resolution.

5. FUNDING SOURCE

Paid for by APGL per contract agreement.

6. TIMELINE

June 2026

7. ALTERNATIVE OPTIONS

N/A

8. ATTACHMENTS

1. Yamaha Proposal ~ Champions Course at Weeks Park (EFI Gas Fleet) ~ 4-26-26
2. Resolution - Award Golf Cart Contract 2026

Yamaha Golf Car Proposal
Prepared for:



Presented By
Yamaha Sales Representative

David Stewart
North Texas District Sales Manager
April 26, 2026

Buy – Board # 706 - 23





PROPOSAL

Prepared For

Champions Course at Weeks Park

April 26, 2026

Yamaha Drive Two Quietech EFI Gas Golf Car

A gas car that is ALMOST AS QUIET as an ELECTRIC car. The 2026 Yamaha “QUIETECH” Gas Golf Car boasts the lowest decibel output of any gas car and features the industry’s first-ever Independent Rear Suspension on a golf car. The unprecedented combination ensures your players experience a luxuriously quiet ride. At 45 MPG and less hydrocarbon emissions than the competition, choosing Quietech EFI is the most, sound business decision you will make for your golf course.

Standard Features

- * 5.8 Gallon Fuel Tank
- * Automotive Style Dash with 4 Drink Holders
- * 5 MPH Crash Rated – Matching Bumpers
- * Fully Independent Front & Rear Suspension
- * Maintenance-Free Rack and Pinion Steering
- * Perma-Lubed Sealed Ball Bearings
- * Coil Springs Over Hydraulic Shock Absorbers
- * Comfort Grip Steering Wheel
- * Clima-Guard Top with Dual Rain Gutters
- * Sentry Wraparound Protection
- * Largest Most Comfortable Seat in the Industry
- * Largest Vinyl-Coated Sweater Basket
- * Thermoplastic Olefin Body
- * Rear Drum Brakes
- * Fuel Economy up to 45 miles per gallon
- * USB Ports

Accessories Added Per Car

- * Wheel Covers
- * Information Holder (self-adhesive or top mount)
- * Tan Top
- * Clear Hinged Windshield
- * Fleet Numbers (2 per car)
- * Single Sand Bottles (2 per car)
- * Custom Club Logo
- * Fuel Cap with Gauge

**** Additional accessories available upon request ****



PROPOSAL
Prepared For

Champions Course at Weeks Park

April 26, 2026

Standard Color Choices



Glacier White



Sunstone Beige

*** All cars come with standard contoured stone color seats and tops ***

Additional Color Choices

SOLID COLORS

- ** Glacier White
- ** Sunstone Beige

METALLIC COLORS

- ** Moonstone Silver
- ** Evergreen
- ** Carbon Grey
- ** Bluestone Blue

*** Solid Colors are mold thru body colors ***

*** Metallic Colors are painted body colors and have a \$2.00 per car / per month upcharge ***



PROPOSAL

Prepared For

Champions Course at Weeks Park

April 26, 2026

Current Yamaha EFI Gas Fleet

Champions Club at Weeks Park currently has a fleet of 70 – 2022 Yamaha QuieTech Gas Cars on a 48-month conditional sale contract with Yamaha Customer Finance that will expire in July 2026. Yamaha Golf Car would like to offer the Champions Course at Weeks Park the opportunity to roll out of their current fleet after their May 2026 payment and bring in a new fleet of 80 - 2026 Yamaha cars in May 2026. Yamaha Golf Car would take possession of the 2022 fleet of cars upon delivery of the new 2026 fleet and the first payment on the 2026 fleet would be in June 2026.

All cars must be in proper working condition with normal wear and tear. This means cars must be able to drive a minimum of (3) holes and have no steering or mechanical issues. If these items are not in the condition listed above, then the cars must be repaired by Champions Course at Weeks Park to bring them up to trade in condition or the trade in value will need to be adjusted to match the condition of the cars.

Buy-Board Pricing Options

2026 Yamaha “QuieTech” EFI Gas Cars (80 Cars)

<u>Conditional Sale Option</u>		<u>Payment Option</u>	<u>Balloon Payment</u>
* 48 Month Term	~	\$ 84.50 (per car / per month)	\$ 3,400.00 (per car)
* 60 Month Term	~	\$ 75.50 (per car / per month)	\$ 3,200.00 (per car)

2026 Yamaha “Standard” EFI Gas Cars (80 Cars)

<u>Conditional Sale Option</u>		<u>Payment Option</u>	<u>Balloon Payment</u>
* 48 Month Term	~	\$ 77.25 (per car / per month)	\$ 3,050.00 (per car)
* 60 Month Term	~	\$ 68.75 (per car / per month)	\$ 2,850.00 (per car)

Price Quoted Above Includes the following:

- Belt Change on primary clutch after year 2

Upon completion of the 48th or 60th payment, the City of Wichita Falls has three options: (1) payment of the balloon shall be paid by the City of Wichita Falls by which the City will own the cars outright, (2) payment of the balloon shall be paid by the Yamaha Golf-Car Company, and the equipment listed will become the property of Yamaha Golf Car, or (3) the City may choose to finance the balloon and continue to make payments. The agreement is contingent on the condition of the 80 golf cars, which must be intact and equipped as when purchased (normal wear and tear excepted), free of all liens and encumbrances, and in good running order. Cars used for purposes other than intended and understood, damage due to misuse, abuse, or vandalism, and cars with missing equipment will be charged to the City of Wichita Falls accordingly.



PROPOSAL
Prepared For

Champions Course at Weeks Park

April 26, 2026

Yamaha Fleet Car Warranty

Yamaha Golf-Car Company hereby warrants that any new Yamaha DRIVE² Gas or DRIVE² Electric golf car purchased from Yamaha, or an Authorized Dealer or Distributor in the United States will be free from defects in material and workmanship for FOUR years from date of purchase, subject to the stated limitations. DURING THE PERIOD OF WARRANTY, any authorized Yamaha golf car service technician, dealer, or distributor will, free of charge, repair or replace, at Yamaha's option, any part adjudged defective by Yamaha due to faulty workmanship or material from the factory. Parts used in warranty repairs will be warranted for the balance of the vehicle's warranty period. All parts replaced under warranty become property of Yamaha Golf-Car Company.

Common Parts		Electric Car (DC or AC motor) Specific	
Frame	Limited Lifetime to Original Owner	Battery - Trojan ' T875 ' with HydroLink Watering System	4 Years or 25,000 amp-hours whichever comes first <small>*Detailed condition on the next page</small>
Transaxle	4 Years		
Pedals	3 Years	Electric Motor	4 Years
Brakes (excluding shoes / pads)	4 Years	Motor Controller / Charger	4 Years
Electrical wires, switches, and relays	3 Years	Charger Cord	4 Years
Suspension / Steering components	4 Years	Charger Receptacle	4 Years
Seats	2 Years	Throttle Position Sensor	2 Years
Sun Top	4 Years	GAS Car (QuietTech and Carb) specific	
Bumpers / Body Parts	3 Years	Exhaust / Intake / Generator	4 Years
Floor Mats	2 Years	Gas Engine	4 Years
Scorecard Holders	2 Years	Throttle Cables / Controls	3 Years
Bag Carrier	3 Years	Battery	1 Years
Common Accessories		Clutch (excluding drive belt)	4 Years
Windshield	3 Years	All Remaining Parts	
Sand Bottle / Sand Bottle / Cooler	3 Years	1 Years	
Information Holder / Bag Cover	3 Years		

EXCLUSIONS from this Warranty shall include any failures caused by:

- Abnormal strain, neglect, or abuse, including lack of proper maintenance, and use contrary to the Owner's/Operator's Manual instructions.
- Accident or collision damage.
- Installation of parts or accessories that are not original equipment.
- Fading, rust, or deterioration due to exposure or ordinary wear and tear.
- Modifications or alterations that affect the car's condition, operation, performance, or durability, or which makes the car serve a purpose other than use as a two-person, golf course vehicle.
- Damage due to improper transportation.
- Acts of God, i.e. lightning, hail damage, flooding, fire, etc.

This Limited Warranty does not cover any parts replaced due to normal wear or routine maintenance, including oil and air filter elements, brake shoes, tire wear, spark plugs, starter and clutch drive belts. Any charges incurred in transporting a golf car or charger to and from an authorized Yamaha golf car dealer for service or in performing field service are also excluded from this warranty. Gasoline powered golf car starting batteries on vehicles equipped with a golf course GPS device, or any other device with a parasitic current draw, unless the vehicle is equipped from the factory with an optional deep cycle starting battery, are also excluded from this warranty.

THE CUSTOMER'S RESPONSIBILITY under this warranty shall be to operate and maintain the golf car and charger as specified in the appropriate Owner's/Operator's Manual, and give notice to an authorized Yamaha golf car dealer of any and all apparent defects within ten (10) days after discovery, and make the vehicle or charger available at that time for inspection and repairs by the dealer's authorized representative.

I HAVE READ AND AGREE TO THE ABOVE CONDITIONS SET FORTH IN THIS WARRANTY: _____
Initial



PROPOSAL

Prepared For

Champions Course at Weeks Park

April 26, 2026

Additional Information

Fleet Service: Yamaha Golf Car Company’s Authorized Dealer Service will complete all warranty service on your new Yamaha Golf Car. I’m sure you will enjoy the benefits of having this service along with the Authorized Dealers professionalism during course visits.

Fleet Maintenance: In consideration of our mutual goal for outstanding fleet performance, Champions Club at Weeks Park agrees to the following:

- To keep cars clean, rotate usage and repair flats
- Maintain battery, Perform Tune-up at proper time for gas cars
- Have proper cars available for service technicians on scheduled visits
- Provide technician a list of cars requiring unscheduled maintenance
- Report any damage due to vandalism within 24 hours

Pricing Quoted: The proceeding quotation does not include any applicable taxes or insurance and is subject to the final approval of Yamaha Golf Car Company and Yamaha Commercial Customer Finance; additional documentation to follow. All prices listed above are subject to change without notice. Interest rates are subject to change. Final interest rates shall be provided within thirty (30) days of new lease start date. This quotation is good for 7 days and is subject to change beyond that date. Furthermore, this proposal constitutes the entire understanding and agreement between the parties, whether oral or in writing. Neither party has made any further representations or promises to the other party with respect to the subject matter of this agreement, except as set forth in this agreement. This agreement supersedes any previous agreements made between parties and is confidential in nature.

Fleet Set Up: Yamaha Golf Car Company will provide all labor for new car set up which will include tops and all accessories for all fleet cars.

Insurance: It is the responsibility of Champions Club at Weeks Park to provide the proper insurance for the new fleet of Yamaha Golf Cars.

*The above quotation is subject to credit and management approval of Yamaha and is valid for 30 days.
If the proposal is acceptable under the above terms, please sign, date and return to
Yamaha District Sales Manager
David Stewart by email or fax listed below:
Email ~ david_stewart@yamaha-motor.com*

Accepted By: _____
Champions Club at Weeks Park ~ Signature

_____ Date: _____
Champions Club at Weeks Park ~ Print

Accepted By: **David Stewart**
Yamaha District Sales Manager

Craig Sanford
Yamaha Regional Manager

Date: **4-26-26**

Resolution No. _____

Resolution awarding contract to Yamaha Motor Finance Corporation, U.S.A. for a 48-month lease of 80 “Standard” EFI gas golf carts for Champions Golf Course in the total amount of \$296,640

WHEREAS, Texas Local Government Code §252.022 exempts purchase through interlocal cooperative purchasing contracts from the State’s competitive bidding requirements; and,

WHEREAS, Yamaha Motor Finance Corporation, U.S.A. is on the Buy Board interlocal cooperative purchasing contract #706-23; and,

WHEREAS, quotes from two vendors on purchasing cooperatives were received for a 48-month lease on 80 new golf carts for the Champions Course at Weeks Park; and,

WHEREAS, the quote received from Yamaha for the EFI golf carts was the most responsible bid.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WICHITA FALLS, TEXAS, THAT:

The contract for a 48-month lease of 80 Yamaha EFI golf carts from Yamaha Motor Finance Corporation, U.S.A. in the total amount of \$296,640 is hereby approved, and City staff are authorized to execute all documents, in a form approved by the City Attorney, necessary to effectuate the transaction.

PASSED AND APPROVED this the 5th day of May, 2026.

MAYOR

ATTEST:

City Clerk



STRATEGIC PILLAR

- Accelerate Economic Growth
- Provide Quality Infrastructure
- Actively Engage and Inform the Public
- Optimize Engagement with the City and City Services

**City Council
May 5, 2026
Transmittal Letter**

Agenda Item Number: 9.b.

Agenda Item Name: Resolution appointing Dana Ross to the Wichita-Wilbarger 9-1-1 District Board with a term to expire May 15, 2028

Council Action to be Taken: Consider and take action on proposed Resolution.

Department Submitted: City Clerk

Staff Contact:

Marie Balthrop, City Clerk

1. PURPOSE / DESCRIPTION

Resolution appointing Dana Ross to the Wichita-Wilbarger 9-1-1 District Board with a term to expire May 15, 2028.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

The Wichita-Wilbarger 9-1-1 District Board consists of two members, who are appointed jointly by all participating municipalities, and Dana Ross serves in one of those positions. Her term expires May 15, 2026, and is interested in continuing to serve. Per the attached letter, Ms. Ross has represented all the cities within the district with honor and integrity, and staff recommends reappointing her for an additional two-year term.

3. BOARD REVIEW / CITIZEN INPUT

N/A

4. RECOMMENDATION

Approval of Resolution.

5. FUNDING SOURCE

N/A

6. TIMELINE

N/A

7. ALTERNATIVE OPTIONS

N/A

8. ATTACHMENTS

1. Letter from Wichita-Wilbarger 9-1-1 District
2. Resolution - Appointment to 9-1-1 District



Wichita-Wilbarger 9-1-1 District

906 Travis Street
P.O. Box 1829
Wichita Falls, Texas 76307
Phone - 940-723-8225 Fax - 940-723-5355

April 1, 2026

Jeffery Jenkins, City Manager
City of Wichita Falls
P.O. Box 1431
Wichita Falls, Texas 76301

Dear Mr. Jenkins,

The term of Ms. Dana Ross, of Iowa Park, one of the "cities appointees" to the Wichita-Wilbarger 9-1-1 District Board of Managers, expires on May 15, 2026. Ms. Ross has expressed her interest and willingness to be re-appointed to the board. Ms. Ross has represented all of the cities within our district with honor and integrity.

I want to take a moment to explain the Board of Managers structure. The legislation which governs this 9-1-1 Board is the "Health and Safety Code, Title 9, ch. 772, subchapter d," for counties with a population over 20,000, and the legislated board makeup is as follows:

1. Two members appointed by the commissioners' court from the original county in the district. (Wichita)
2. Two members appointed jointly by all the participating municipalities in the district. (One of these positions is the subject of this letter.) These appointees represent all of the cities in the district collectively.
3. One member appointed jointly by the volunteer fire departments. This member represents all volunteer fire departments in the district.
4. One member appointed by counties, which joined the district subsequent to its inception. (Wilbarger)
5. One non-voting member appointed by the principal service supplier.

I request that you place the appointment of a "cities" representative to our board of managers on a future council agenda prior to May 15, 2026. Please let me know of your decision by way of a certified copy of your minutes.

Respectfully,

A handwritten signature in black ink, appearing to read "L. Paul Hopkins", with a long horizontal stroke extending to the right.

L. Paul Hopkins, J.D., ENP
Executive Director

Resolution No. _____

**Resolution appointing Dana Ross to the Wichita-Wilbarger
9-1-1 District Board with a term to expire May 15, 2028**

WHEREAS, the Wichita-Wilbarger 9-1-1 District Board of Managers is governed by Texas Health and Safety Code, Chapter 772, Subchapter D, and consists of seven members; and,

WHEREAS, the City Council of the City of Wichita Falls wishes to make a nomination and appointment to the Board of Managers for the Participating Municipalities.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WICHITA FALLS, TEXAS, THAT:

The City Council hereby nominates and appoints Dana Ross to the Wichita-Wilbarger 9-1-1 District Board to represent all participating municipalities, with a term to expire May 15, 2028.

PASSED AND APPROVED this the 5th day of May 2026.

MAYOR

ATTEST:

City Clerk



STRATEGIC PILLAR

- Accelerate Economic Growth
- Provide Quality Infrastructure
- Actively Engage and Inform the Public
- Optimize Engagement with the City and City Services

**City Council
May 5, 2026
Transmittal Letter**

Agenda Item Number: 9.c.

Agenda Item Name: Resolution authorizing the City Manager or his designee to apply for a grant from the FY 2027 Motor Vehicle Crime Prevention Authority (MVCPA), request for application - SB 224 Catalytic Converter Grant in an amount up to \$309,000

Council Action to be Taken: Consider and take action on proposed Resolution.

Department Submitted: Police

Staff Contact:

Scott Vaughn, Deputy Chief

1. PURPOSE / DESCRIPTION

Apply for the Motor Vehicle Crime Prevention Authority (MVCPA), FY 2027 Request for Application - SB 224 Catalytic Converter Grant in the amount of \$309,000.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

The City of Wichita Falls is eligible to apply for a FY 2027 Motor Vehicle Crime Prevention Authority (MVCPA), Request for Application - SB 224 Catalytic Converter Grant. The Wichita Falls Police Department would utilize the grant funding to continue the use of Automated License Plate Recognition (ALPR) cameras and Drone First Responder (DFR) in our area. This investigative tool improves the department's ability to deter vehicle thefts, identify suspects in vehicle burglaries and prevent catalytic converter thefts. The total cost to maintain the current cameras is \$309,000, with a 20% cash match (\$61,800.00).

3. BOARD REVIEW / CITIZEN INPUT

NA

4. RECOMMENDATION

Consider and approve the Resolution.

5. FUNDING SOURCE

Motor Vehicle Crime Prevention Authority (MVCPA), and the cash matched is budgeted (100-3105-80070).

6. TIMELINE

NA

7. ALTERNATIVE OPTIONS

NA

8. ATTACHMENTS

1. FY27 MVCPA Resolution

Resolution No. _____

Resolution authorizing the City Manager or his designee to apply for a grant from the FY 2027 Motor Vehicle Crime Prevention Authority (MVCPA), request for application – SB 224 Catalytic Converter Grant in an amount up to \$309,000.

WHEREAS, under the provisions of the Texas Transportation Code Chapter 1006 and the Texas Administrative Code Title 43; Part 3; Chapter 57, entities are eligible to receive grants from the Motor Vehicle Crime Prevention Authority to provide financial support to law enforcement agencies for economic automobile theft enforcement teams and to combat motor vehicle burglary in the jurisdiction; and,

WHEREAS, this grant program will assist this jurisdiction to combat catalytic converter theft; and,

WHEREAS, the Wichita Falls City Council agrees that in the event of loss or misuse of grant funds, the Wichita Falls City Council assures that the funds will be returned to the Motor Vehicle Crime Prevention Authority.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WICHITA FALLS, TEXAS, AND ORDERED THAT:

Stephen Calvert, Chief Financial Officer, is designated as the Authorized Official to apply for, accept, decline, modify, or cancel the grant application for the Motor Vehicle Crime Prevention Authority Grant Program and all other necessary documents to accept said grant; and,

BE IT FURTHER RESOLVED that Scott Vaughn, Deputy Chief of Police, is designated as the Program Director and Krystal Bolton, Financial Officer, is designated as the Financial Officer for this grant.

PASSED AND APPROVED this the 5th day of May, 2026.

MAYOR

ATTEST:

City Clerk



STRATEGIC PILLAR

- Accelerate Economic Growth
- Provide Quality Infrastructure
- Actively Engage and Inform the Public
- Optimize Engagement with the City and City Services

**City Council
May 5, 2026
Transmittal Letter**

Agenda Item Number: 10.a.

Agenda Item Name: Conduct a Public Hearing and Consider an ordinance rezoning 2100 & 2226 Airport Drive and 3601 Central Freeway (+/- 95.82 Acres of Land from the T. Currey Survey, Abstract – 344 and +/- 21.11 Acres of Land from the R. Brown Survey, Abstract – 522) from General Commercial (GC), Multi-Family Residential (MFR), and Light Industrial (LI) to a Planned Unit Development – Commercial Use (PUD-CU) zoning district to allow for the special use of a data center

- I. Public Hearing
- II. Take Action

Council Action to be Taken: Conduct a Public Hearing and take action on proposed Ordinance.

Department Submitted: Development Services

Staff Contact:
Fabian Medellin, Director of Development Services

1. PURPOSE / DESCRIPTION

Consider a land-owner requested rezoning of 116.93 acres of land from General Commercial (GC), Multi-Family Residential (MFR), and Light Industrial (LI) to a Planned Unit Development – Commercial Use (PUD-CU) zoning district located at 2100 & 2226 Airport Drive and 3601 Central Freeway to allow for the special use of a data center.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

Staff met with the applicant, Brad Altman, to discuss the development of the subject properties into a data center. During the meeting, staff informed the applicant and owner of the zoning designation and the permitted uses under the current General Commercial and Multi-Family Residential zoning designations. Staff determined that the proposed development would not meet the by-right development standards. Staff advised of the

option to rezone the properties to a Planned Unit Development to allow for the special use of a data center. The applicant then submitted a planned unit development application for the following Planning and Zoning Commission meeting.

The applicant's original request for rezoning was presented to the Planning and Zoning Commission on January 14 of this year, at which time the Commission unanimously voted to recommend approval to the City Council. The rezoning request was subsequently considered by the City Council on February 3, where it was tabled until the March meeting. In the interim, the applicant withdrew the original petition and began working with staff to develop a Planned Unit Development (PUD) with tailored development standards in lieu of a conventional base zoning district. The proposed PUD is intended to accommodate a data center campus by establishing flexible development standards that recognize such facilities as critical infrastructure requiring specialized site design, security measures, and operational considerations, while maintaining compatibility with surrounding land uses.

The proposal also incorporates enhanced performance standards addressing noise mitigation, exterior lighting, protection of public infrastructure, traffic impact analysis, screening, as well as parking and landscaping requirements. The proposed configuration consists of nine two-story structures, each totaling 150,000 square feet, with supporting parking and drive aisles throughout the site. When reviewing the site location and adjacent uses, the proposed site is situated between vacant land, a railroad, and three highways (I-44, Spur 325, and FM 890, also known as Airport Drive). It would share similar uses and impacts with nearby properties once operational. The proposed facility will be a closed-loop system, necessitating approximately 500,000 gallons to charge the system after construction. The site will also use approximately 25,000 gallons of water per year for a humidifier, in addition to its domestic water usage. Both water draws have been reviewed by the Engineering Department and confirmed to have minimal to no impact on the overall supply or surrounding users.

3. BOARD REVIEW / CITIZEN INPUT

- March 20, 2026 - Planning staff mailed notifications of the proposed rezone to property owners within 200 feet of the subject property.
- March 22, 2026 – Notice of January 14, 2026, P&Z public hearing published in the Times Record News (TRN).
- March 23, 2026 – Rezone signage was posted at the property notifying of the April 8, 2026, P&Z meeting.
- April 8, 2026 – P&Z conducted a public hearing and recommended to the City Council approval of the rezoning requested by unanimous vote (9-0).
- April 10, 2026 - Notice of May 5, 2026, City Council public hearing mailed to all property owners within 200 feet of the subject property. Posted rezone signage, revised to list the city council public hearing date.
- April 10, 2026 - Notice of May 5, 2026, City Council public hearing published in TRN.
- May 5, 2026 – City Council to consider the request.

4. RECOMMENDATION

In accordance with State law and local ordinances, the Planning and Zoning Commission (P&Z) conducted a public hearing at its meeting on April 8, 2026, and, after consideration, recommended approval by a 9-0 vote to the City Council. Staff recommends the consideration of the ordinance.

5. FUNDING SOURCE

No funding required

6. TIMELINE

Thirty (30) days once adopted.

7. ALTERNATIVE OPTIONS

The property remains zoned for commercial, multi-family residential, wholesale, warehousing, and light fabrication development.

8. ATTACHMENTS

- 1. Rezone-2100 and 2226 Airport Drive, and 3601 Central Fwy - Ordinance
- 2. Rezone-2100 and 2226 Airport Drive, and 3601 Central Fwy - Attachement 1
- 3. Rezone-2100 and 2226 Airport Drive, and 3601 Central Fwy - Attachement 2
- 4. Rezone-2100 and 2226 Airport Drive, and 3601 Central Fwy - Attachement 3

ORDINANCE NO. _____

Ordinance rezoning 2100 & 2226 Airport Drive and 3601 Central Freeway (+/- 95.82 Acres of Land from the T. Currey Survey, Abstract – 344 and +/- 21.11 Acres of Land from the R. Brown Survey, Abstract – 522) from General Commercial (GC), Multi-Family Residential (MFR), and Light Industrial (LI) to a Planned Unit Development – Commercial Use (PUD-CU) zoning district to allow for the special use of a data center.

WHEREAS, the Planning and Zoning Commission considered the proposed zoning change at its April 8, 2026, meeting and voted to recommend approval of this request; and,

WHEREAS, the City Council has reviewed this request and has determined the herein described Zoning amendment is in the public interest.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WICHITA FALLS, TEXAS, THAT:

1. 2100 & 2226 Airport Drive and 3601 Central Freeway (95.82 Acres of the T. Currey, Abstract 344 & 21.11 Acres of the R. Brown Survey, Abstract 522) as depicted on the attached map incorporated in this ordinance as **Attachment “1”**, is hereby rezoned from General Commercial (GC) and Multi-Family Residential (MFR), and Light Industrial (LI) to a Planned Unit Development – Commercial Use (PUD-CU) zoning district to allow for the special use of a data center.
2. A conceptual plan represented by a Proposed Airport Drive Planned Unit Development – Commercial Use (PUD-CU) Development Regulations is herein incorporated as part of this ordinance as **Attachment “2”** and Site Plan as **Attachment “3”**.

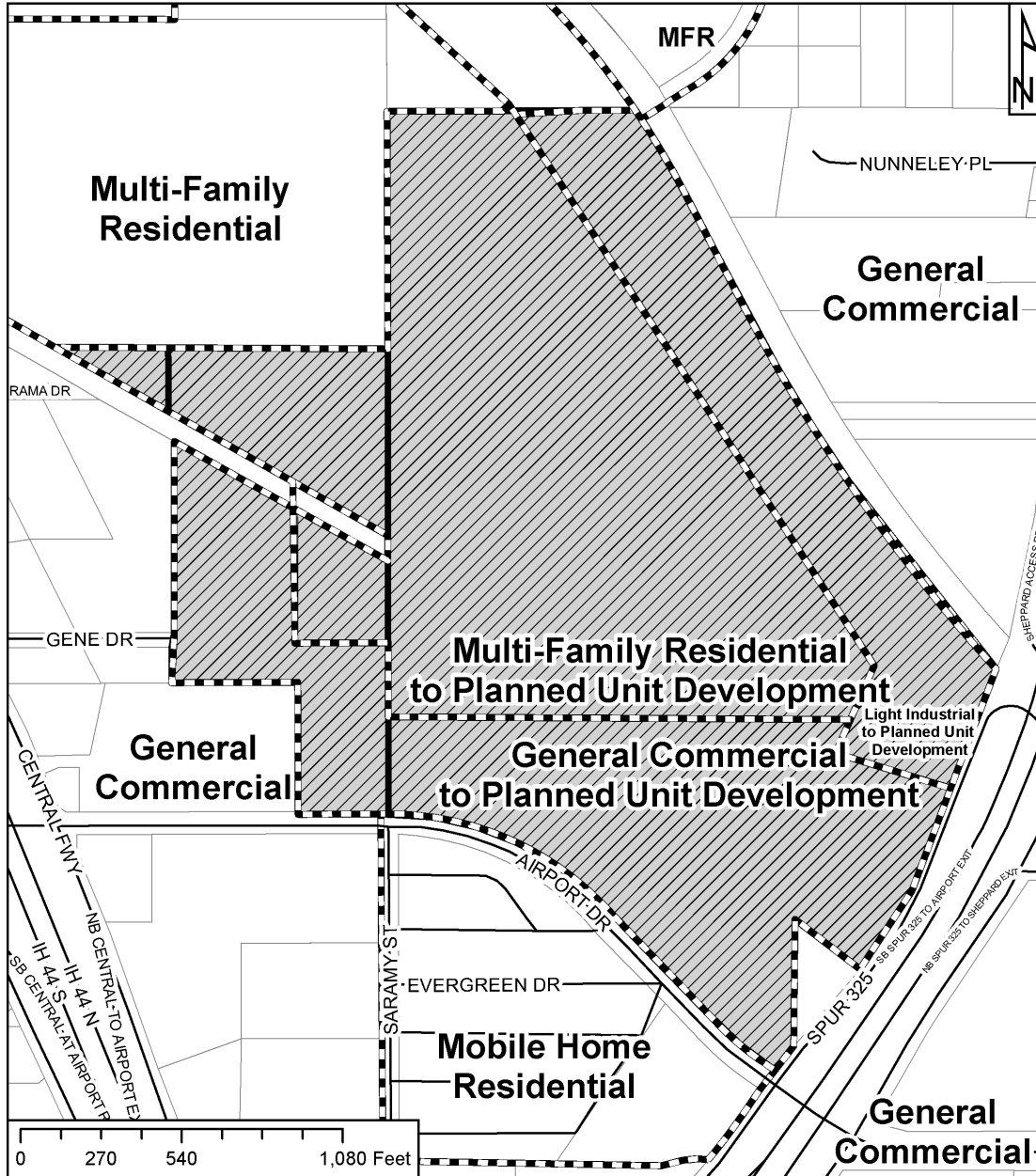
PASSED AND APPROVED this 5th day of May 2026.

MAYOR

ATTEST:

City Clerk





Attachment "1"



**R 26-03
2100 Airport Drive
Rezone Map**

CITY OF WICHITA FALLS, PLANNING DIVISION
MAP PRODUCED BY: Cedric Hu
DATE PRODUCED: 24 February 2026

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- Legend**
-  Zoning Boundary
 -  Subject Properties
 -  Rezone Areas
 -  Parcels

Attachment “2”

Proposed Airport Drive Planned Unit Development – Commercial Use (PUD-CU) Development Regulations

SECTION 1. PURPOSE AND INTENT

The purpose of this Planned Unit Development – Commercial Use (PUD-CU) District is to:

1. Allow all uses and development standards permitted in the underlying zoning district.
2. Provide for a Special Development Use for a **Data Center Facility**.
3. Ensure compatibility with surrounding development.
4. Establish performance standards addressing:
 - o Noise
 - o Exterior lighting
 - o Traffic access and circulation
 - o Public infrastructure protection (Airport Drive)
 - o Parking Requirements
 - o Landscaping Requirements
5. Provide flexibility in site layout consistent with the approved PUD Site Plan on file with the City.
6. Provide opportunities to allow for workforce housing during construction of the Special Development Use of a Data Center

SECTION 2. APPLICABILITY

A. The property subject to this PUD is legally described as:

2100 Airport Drive - +/- 95.82 acres of land from the T. Currey Survey, Abstract – 344

2226 Airport Drive - +/- 20.18 acres of land from the R. Brown Survey, Abstract – 522

3601 Central Freeway - +/- .93 acres of land from the R. Brown Survey, Abstract – 522

B. The approved PUD Site Plan dated October 6, 2025 that is incorporated by reference and shall govern site layout, access, and development configuration.

C. Except as specifically modified herein, the regulations of the underlying zoning district shall apply.

SECTION 3. PERMITTED USES

3.1 Underlying Zoning Uses

All uses permitted by right or by conditional use permit within the underlying zoning district are allowed, subject to all applicable development standards conditional use permit approval processes.

The underlying zoning boundaries of Multi-Family Residential, General Commercial, and Light Industrial, shall govern the use allowances and geographic boundaries of the Airport Drive Planned Unit Development – Commercial Use.

3.2 Special Development Use – Data Center Facility

A **Data Center Facility** shall be permitted as adopted with the master plan incorporated into the Airport Drive Planned Unit Development – Commercial Use ordinance and subject to the regulations contained herein.

Definition – Data Center

A **Data Center** is:

A building or group of buildings used primarily for the housing, processing, storage, management, and dissemination of digital data and information through computer systems, servers, and related equipment, including supporting mechanical, electrical, cooling, backup power systems, and independent power generation. A data center may include office space incidental to its operation but shall not include cryptocurrency mining operations as defined herein.

Distinction – Cryptocurrency Operation

A **Cryptocurrency Operation** is:

A facility primarily engaged in blockchain validation, cryptocurrency mining, or digital token generation utilizing high-density computing equipment for the principal purpose of cryptocurrency production.

A Cryptocurrency Operation:

- Is not considered a Data Center for purposes of this PUD.
- Is not permitted under this PUD unless expressly amended.

SECTION 4. DEVELOPMENT REGULATIONS FOR DATA CENTER USE

This Planned Unit Development – Commercial Use (PUD-CU) establishes flexible development standards for a data center campus, recognizing such facilities as critical infrastructure requiring specialized site design, security, and operational considerations while ensuring compatibility with surrounding land uses.

Unless otherwise modified below, Data Center development shall comply with the **Light Industrial (LI) District regulations** of the City of Wichita Falls Zoning Ordinance.

4.1 Bulk and Area Standards

The following standards shall apply consistent with the LI District:

- Minimum lot area: As required by LI
- Minimum lot width: As required by LI
- Front yard setback: LI standards
- Side yard setback: LI standards
- Rear yard setback: LI standards
- Maximum building height: LI standards

- Lot coverage: LI standards

Increased setbacks shall apply to shared property lines with existing residential uses as set forth in Section 4670 of the Zoning Ordinance. Section C shall be modified for the development of a data center and shall require a setback:

- 40' minimum

The increased setback may be reduced to 25' with approval of the Director of Development services, when mitigating measures such as screening are approved.

SECTION 5. ADDITIONAL PERFORMANCE STANDARDS

5.1 Noise Mitigation

A. Mechanical equipment, cooling systems, generators, substations, and rooftop equipment shall be designed and installed to ensure the following standards are met at the adjacent use property line:

Adjacency	Daytime (dBA)	Nighttime (dBA)
Residential	65	55
Commercial	70–75	60–65
Industrial	80–85	70–75

- B. Residential uses beyond 150 feet may be regulated under commercial thresholds.
 C. Emergency operations, generator testing (7 AM – 7 PM), and commissioning are exempt from limits.
 D. A licensed acoustical engineer shall certify compliance prior to issuance of a Certificate of Occupancy. Compliance may be achieved through walls, berms, enclosures, or orientation.

5.2 Exterior Lighting

A. All exterior lighting shall:

- Be fully shielded and downward-directed.
- Prevent light trespass beyond property boundaries.
- Not exceed 0.5 foot-candles at the property line.

B. No flashing, strobe, or pulsating lighting is permitted.

5.3 Airport Drive Infrastructure Protection

A. Prior to issuance of a building permit, the developer shall document the existing condition of Airport Drive adjacent to the project through:

- Pavement condition index (PCI) assessment
- Video documentation
- Structural evaluation (if required by City Engineer)

B. If construction-related damage occurs:

- The developer shall repair Airport Drive to equal or better condition than existed prior to construction.
- Repairs shall meet Texas Department of Transportation (TxDOT) standards.
- Payment, a letter of credit, or some other financial mechanism can be made to TxDOT in lieu of the improvements. The payment amount shall be set by TxDOT.

C. Final acceptance of the project shall not occur until roadway restoration or payment is complete.

5.4 Traffic Impact Analysis (TIA)

A. A Traffic Impact Analysis (TIA) shall be submitted and approved prior to:

- Site plan approval
- Building permit issuance

B. The TIA shall:

- Evaluate construction traffic and operational traffic.
- Identify recommended access points.
- Determine necessary roadway improvements.
- Analyze intersection levels of service (LOS).

C. No access points shall be permitted except those approved through the TIA process and by TxDOT.

5.5 Screening and Aesthetics

A. All mechanical equipment, including rooftop equipment, shall be screened from public right-of-way view.

B. Generator yards and cooling equipment shall be enclosed with:

- A screening wall minimum 8 feet in height
- Screening alternatives materials and locations, to include the use of landscaping along the perimeter, may be approved by the Director of Development Services.

SECTION 6. PHASING

Development may occur in phases consistent with the approved site plan. Each phase must:

- Provide adequate parking
- Provide required fire access
- Maintain utility capacity

SECTION 7. SITE PLAN MODIFICATIONS

Minor site adjustments may be approved the Director of Development Services provided:

- Building footprint shifts do not exceed 10%
- No additional access points are created
- No reduction in required setbacks occurs
- Changes which may need to occur due to engineering considerations design and review and aesthetic constraints

Major amendments shall follow the amendment process as outlined in Appendix B - Section 7500 – Amendment Procedure requiring P&Z and City Council consideration.

SECTION 8. PARKING REQUIREMENTS

8.1 Minimum Parking Ratio – Data Center Use

A. Off-street parking shall be provided at a ratio of:

One (1) parking space per employee on the largest shift.

B. The applicant shall submit a certified staffing plan at time of Site Plan approval identifying:

- Total employees
- Largest shift count
- Phased employment projections (if applicable)

C. Parking calculations shall be based on the maximum projected employment per phase.

D. Parking spaces shall comply with all dimensional and paving standards of the Wichita Falls Zoning Ordinance unless otherwise modified herein.

E. Parking reductions shall not be administratively approved unless supported by:

- Approval of the Director of Development Services.

8.2 Construction Parking

Temporary construction parking areas may be permitted during construction provided they:

- Are stabilized to prevent dust and erosion.

- Do not obstruct fire lanes.
- Are removed upon completion of construction unless incorporated into final site plan.

SECTION 9. LANDSCAPING REQUIREMENTS

The City, in conjunction with Sheppard Air Force Base (SAFB), has adopted a Joint Land Use Study to reduce developmental impacts that could impede SAFB's operations. It is a priority to reduce and eliminate artificial bird habitats created through land development that pose potential Bird Air Strike Hazards to flight operations at SAFB. The following criteria shall be used when preparing a landscape plan compliant with the Landscape Ordinance:

- Canopy trees are to be limited to the perimeter of the development, and never located under parking lot lighting.
- There shall be no grouping of trees that would create a grove.
- Plantings under parking lot lights shall be limited to deciduous understory trees or shrubs.

SECTION 10. TEMPORARY WORKFORCE HOUSING

10.1 Purpose

Temporary workforce housing may be permitted to accommodate construction or early operational workforce needs for the Data Center development. This provision is intended to provide flexibility during large-scale phased construction.

10.2 Permitted Housing Type

Temporary workforce housing may include:

- Recreational vehicles (RV)
- HUD-code manufactured housing
- Texas Department of Licensing and Regulations approved Industrialized Housing

Permanent residential structures are not permitted under this section.

10.3 Duration

A. Temporary workforce housing shall be limited to:

- The construction period for a primary structure with an active building permit. A primary structure being a building used as a data center as defined herein,
- The housing may continue through each phase with the issuance of a new permit for a primary structure,
- A period not exceeding three (3) months following issuance of the Certificate of Occupancy, until extended through the permit issuance of a new primary structure,

B. Extensions may be granted by the Director of Development Services. Appeals of the administrative decision shall be granted to the Planning & Zoning Commission.

10.4 Temporary Drives and Parking Areas

A. Temporary internal drives and parking areas serving workforce housing:

- May be constructed of compacted gravel, crushed limestone, or other all-weather surface.
- Must provide adequate emergency access.
- Must be approved by the Fire Marshal prior to occupancy.

B. Fire lanes shall:

- Meet minimum width and turning radius standards.
- Remain unobstructed at all times.

C. The Fire Marshal shall have authority to require additional improvements to ensure life safety compliance.

10.5 Utility Connections

A. All temporary workforce housing units shall:

- Be connected to utilities in compliance with all applicable City codes.
- Comply with all **Texas Commission on Environmental Quality (TCEQ)** regulations for water and wastewater service.

B. If temporary sanitary facilities are utilized:

- They must comply with TCEQ On-Site Sewage Facility (OSSF) requirements, if applicable.
- Portable sanitation facilities must be serviced by a licensed provider.

C. Electrical connections shall:

- Be installed by a licensed electrician.
- Comply with the National Electrical Code as adopted by the City.

10.6 Screening and Maintenance

A. Temporary housing areas shall be:

- Screened from public rights-of-way where feasible.
- Maintained in a clean and orderly condition.

B. Failure to maintain the site may result in revocation of temporary housing approval.

10.7 Removal Requirement

All temporary workforce housing, temporary drives, and associated facilities shall be removed:

- Within ninety (90) days of expiration of the approved housing period.
- The site shall be restored in accordance with the approved site plan.

SECTION 11. UTILITY AND POWER INFRASTRUCTURE

All substations, transformers, and backup power systems shall:

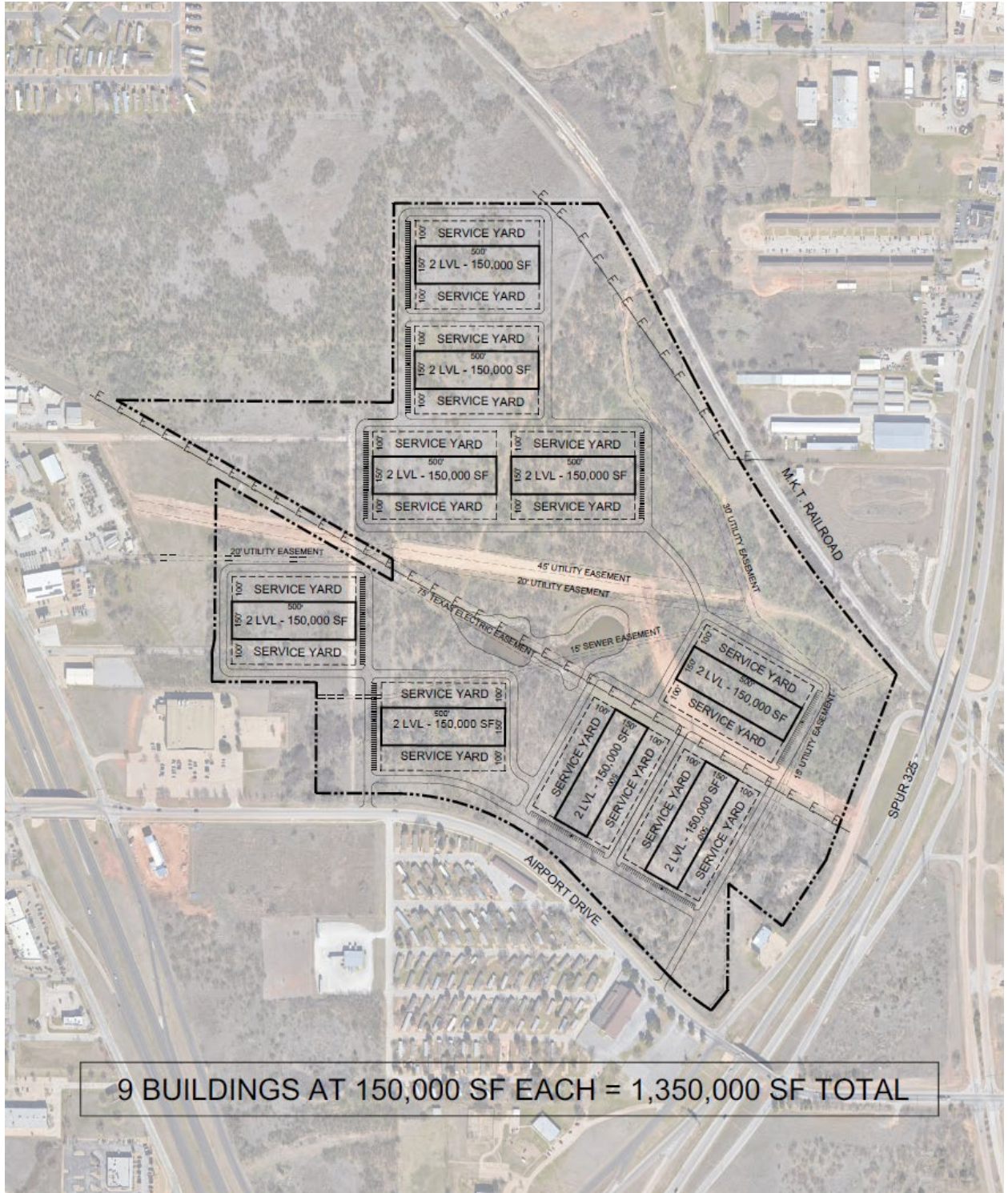
- Comply with applicable NFPA and IBC standards as adopted by the City
- Be screened from public view
- Meet noise standards in Section 5

SECTION 12. COMPLIANCE WITH OTHER REGULATIONS

All development shall comply with:

- International Building Code (as adopted)
- Fire Code (as adopted)
- Stormwater and drainage regulations
- FAA height restrictions and City adopted Airport Zoning Regulations
- TCEQ

Attachment "3"



9 BUILDINGS AT 150,000 SF EACH = 1,350,000 SF TOTAL