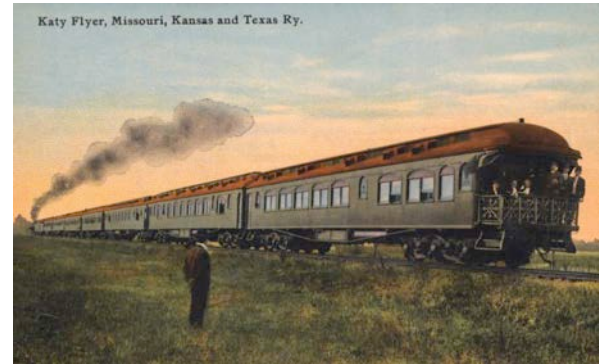


BURK DOWNTOWN MASTER PLAN

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1. HISTORY.

Burkburnett: Boomtown, USA



1831-33

The Choctaw Native American community becomes the first tribe to be forcibly relocated under the Indian Removal Act; many Choctaw resettle in the area following the 1831 Treaty of Dancing Rabbit Creek

1907

The beginning of Burkburnett

- ▶ President Teddy Roosevelt names the town after Four Sixes rancher Samuel Burk Burnett, who previously owned the land that had been acquired to form the town
- ▶ The town's first railroad depot opens, linking Burkburnett to nearby Wichita Falls as well as various other towns in Oklahoma and Texas

1915

The Missouri-Kansas-Texas (MKT) railroad runs nineteen trains daily through Burkburnett

1882

Post Office established under the name Gilbert after Texas Pioneer Mabel Gilbert

1901

Construction of Lake Wichita



1913

Burkburnett incorporates; population reaches 1,000

1912

Oil first discovered west of Burkburnett

The town now has a bank, a hotel, cotton gins, and a newspaper

1880

The town has one small store and a population of 132

1856

White American ranchers begin settling; the area now known as Burkburnett is referred to as "Nesterville" by some locals





1967

Population has nearly doubled in ten years, reaching 8,750



2020

Population exceeds 11,250, thanks to local agriculture, continued (though diminished) production from the historic oilfield and the nearby Sheppard Air Force Base

1918

Another (larger) oil strike brings more than 20,000 people to the area

- Wells begin to produce 7,500+ barrels of oil per day, processed at nineteen different local refineries
- Twenty trains run daily between Burkburnett and Wichita Falls
- Stock offices and brokerage houses spring up along downtown Burkburnett's unpaved streets

Late 1920s

Oil boom dies out as the Great Depression takes hold; population begins to decline

1940

Boom Town, a film starring Spencer Tracy and Clark Gable, hits theaters; the film is based on a *Cosmopolitan* magazine article titled "A Lady Comes to Burkburnett," which is set during the 1918 oilfield discovery

1919

More than 850 wells are producing oil in "the world's wonder oilfield"

Mid 1920s

Population of Burkburnett reaches 5,300



Mid 1950s

115 businesses serve a population of 4,555

1941

Sheppard Air Force Base established near Burkburnett



1936

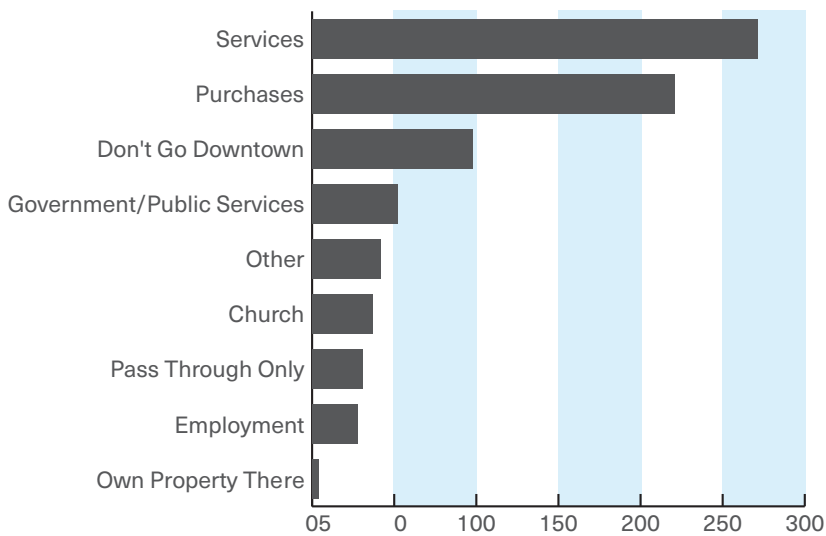
The town's population drops to just over half of its mid-1920s peak; eighty-four businesses are in operation

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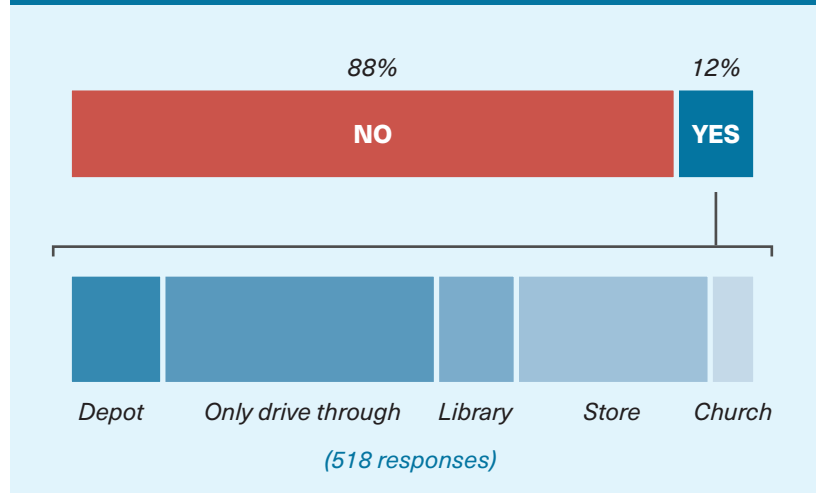
2.

**COMMUNITY
ENGAGEMENT.**

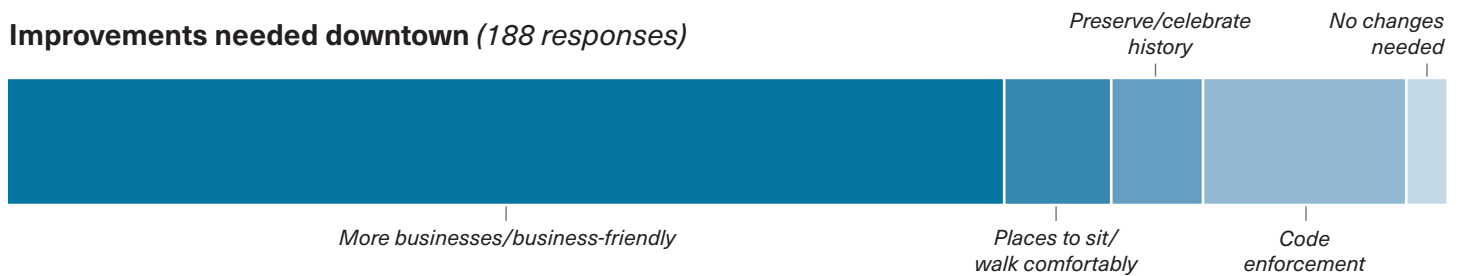
Reasons people go downtown



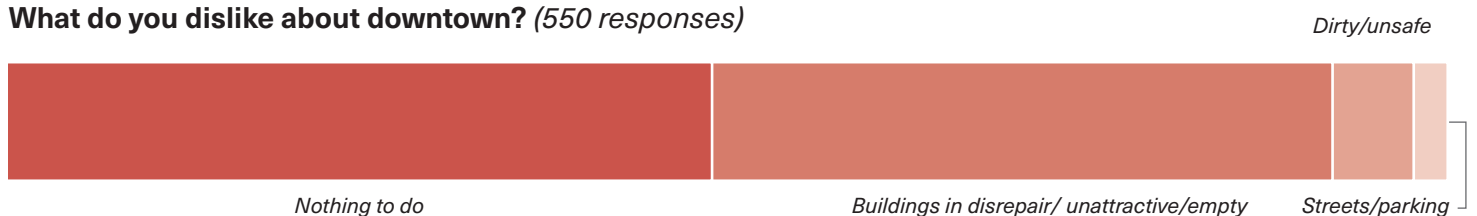
Do you take out-of-town visitors downtown?



Improvements needed downtown (188 responses)



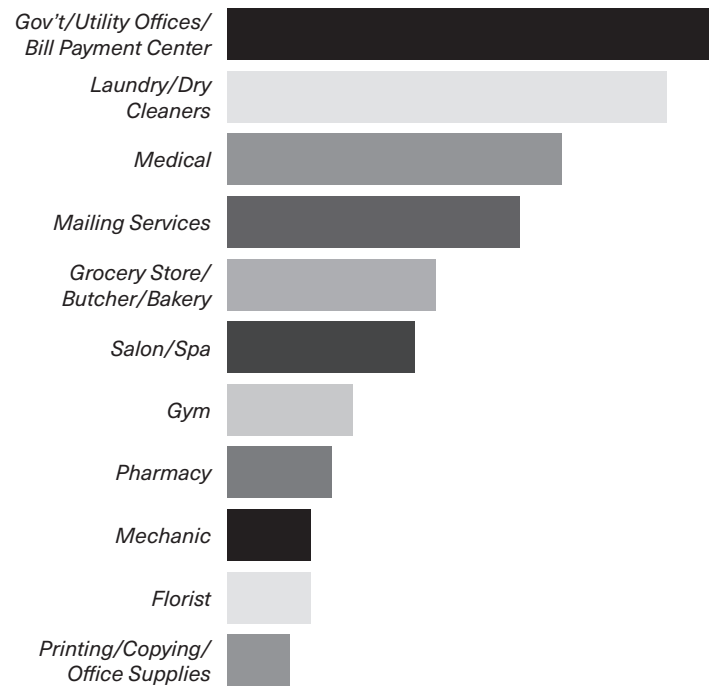
What do you dislike about downtown? (550 responses)



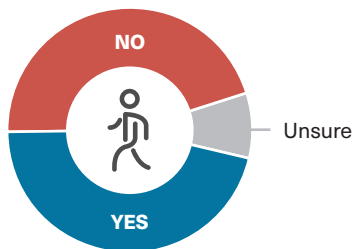
Desired downtown activities



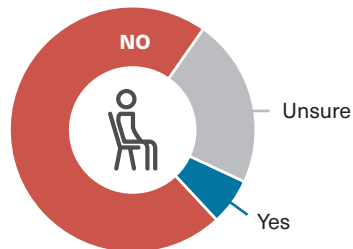
Desired downtown services



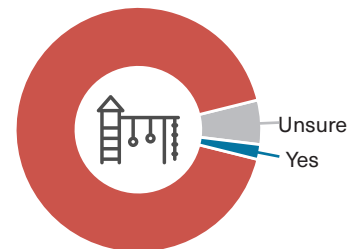
Comfortable for walking?



Enough places to sit?

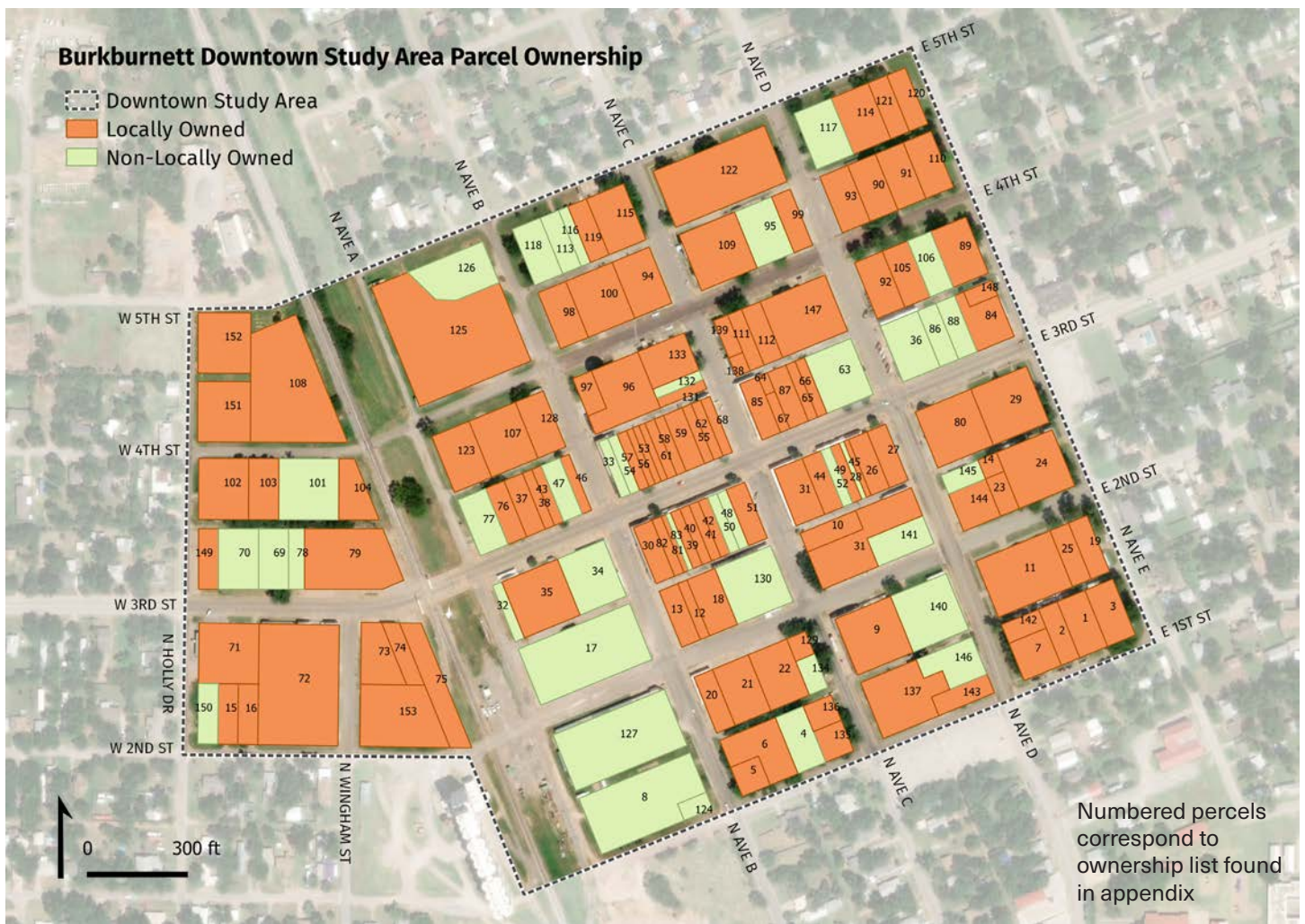


A good place for kids/teens?

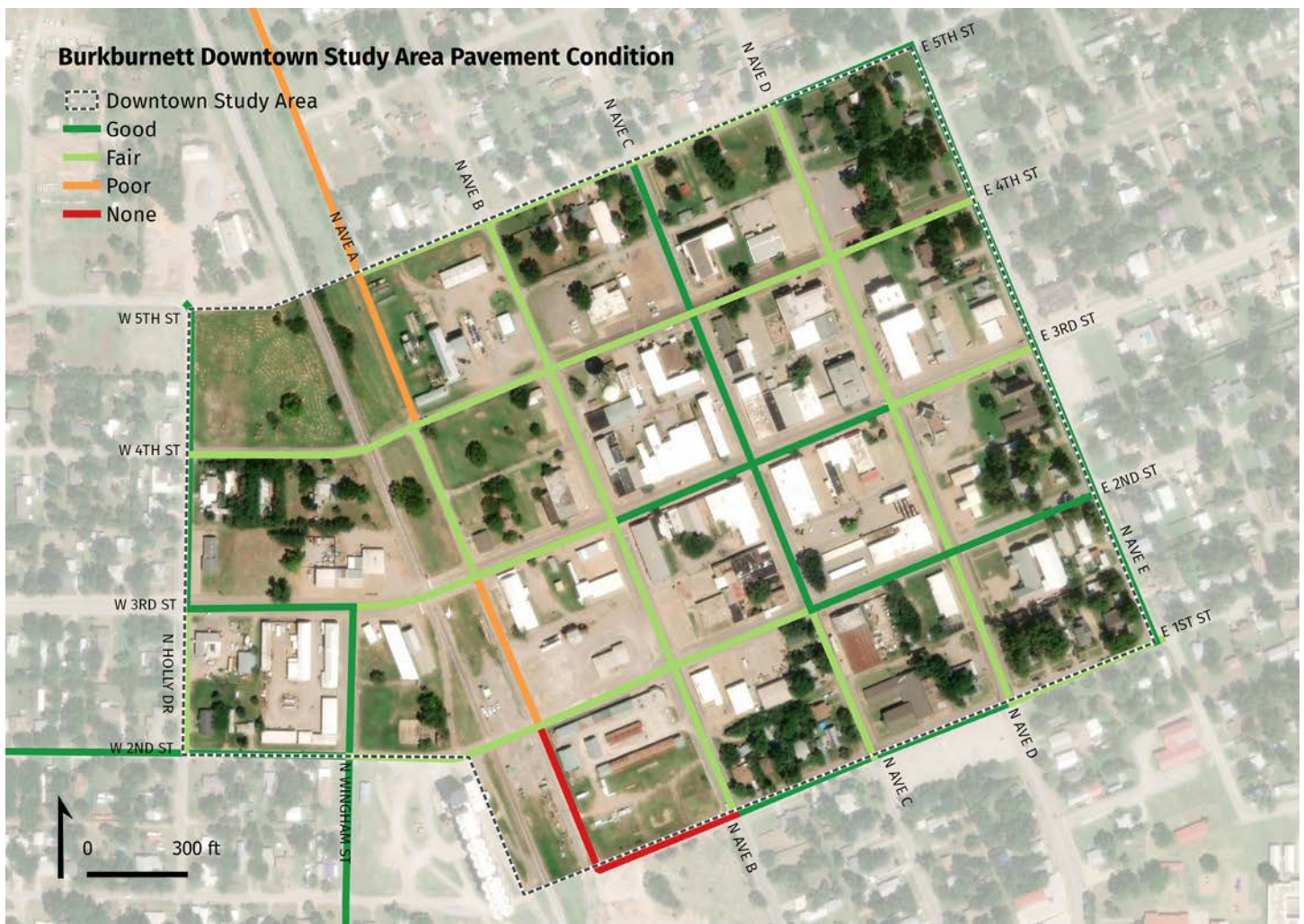


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3. BASELINE & PROPOSALS.



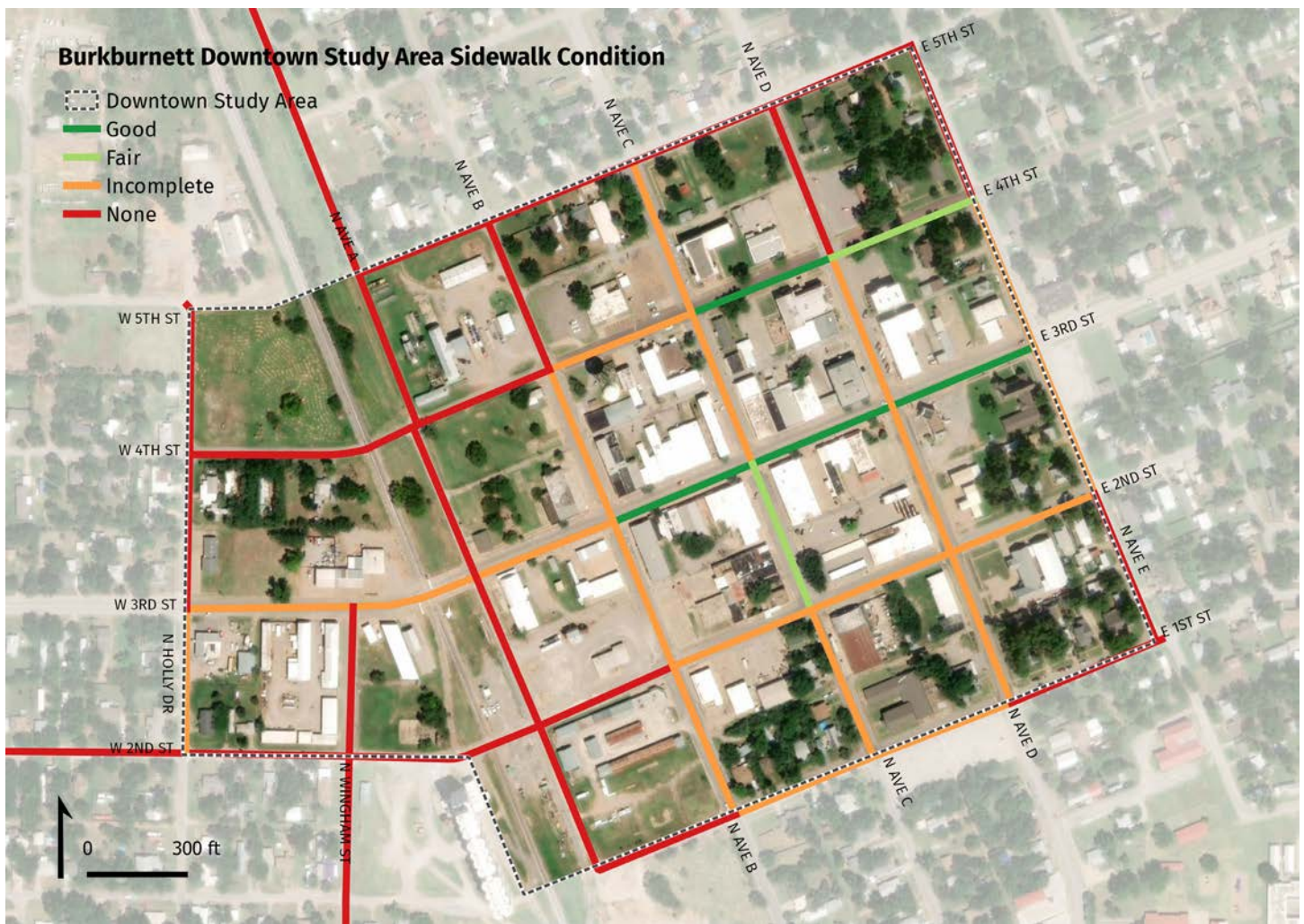
Property ownership



Street conditions

Observations:

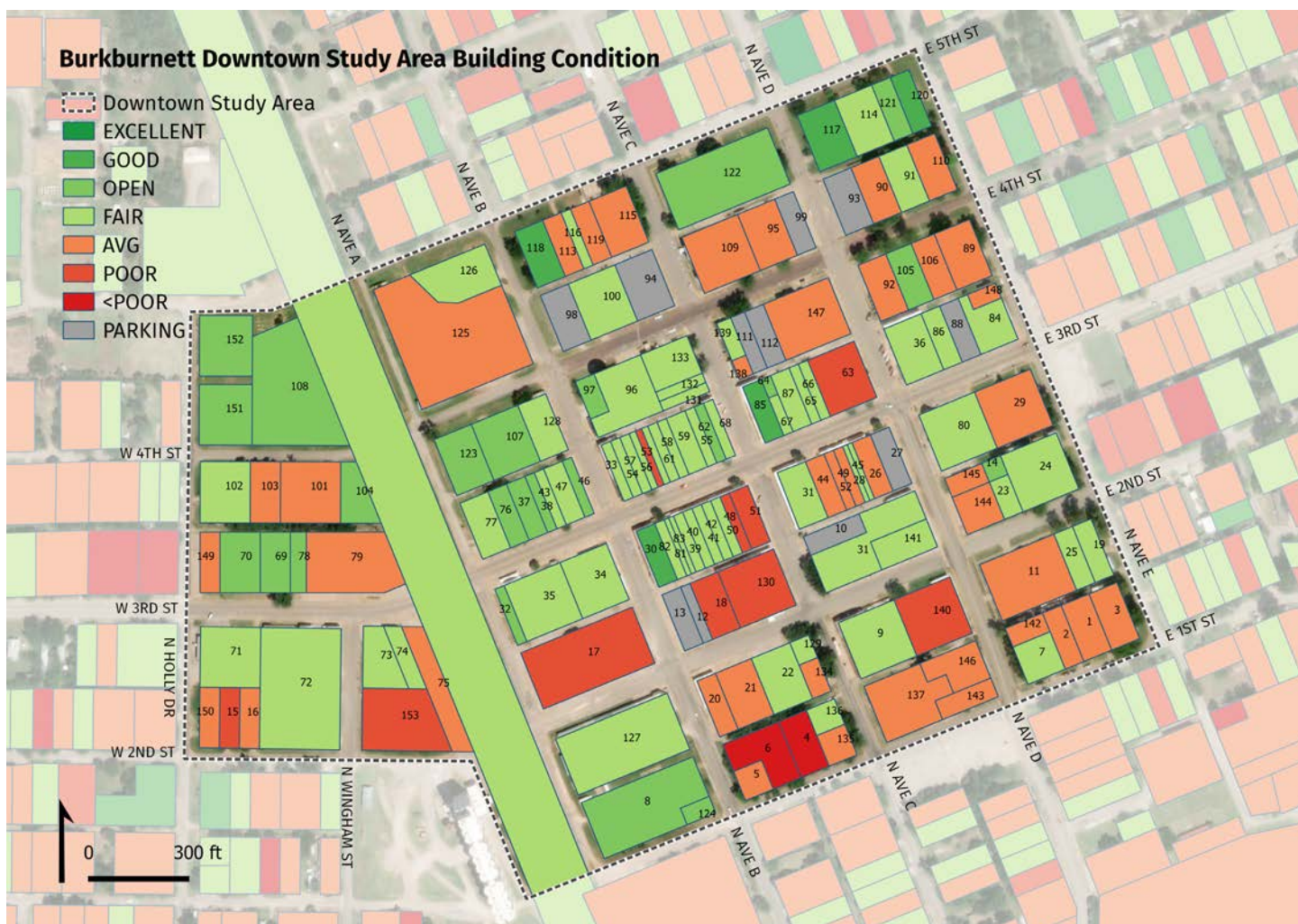
- While several of the streets in the study area are in good condition, there are many which are only in fair condition, and will need attention soon. This also provides a great opportunity to reconfigure some of these streets.
- The streets rated as poor in condition are not situated in places where the need is urgent to update them, as they are not heavily relied upon to convey traffic.



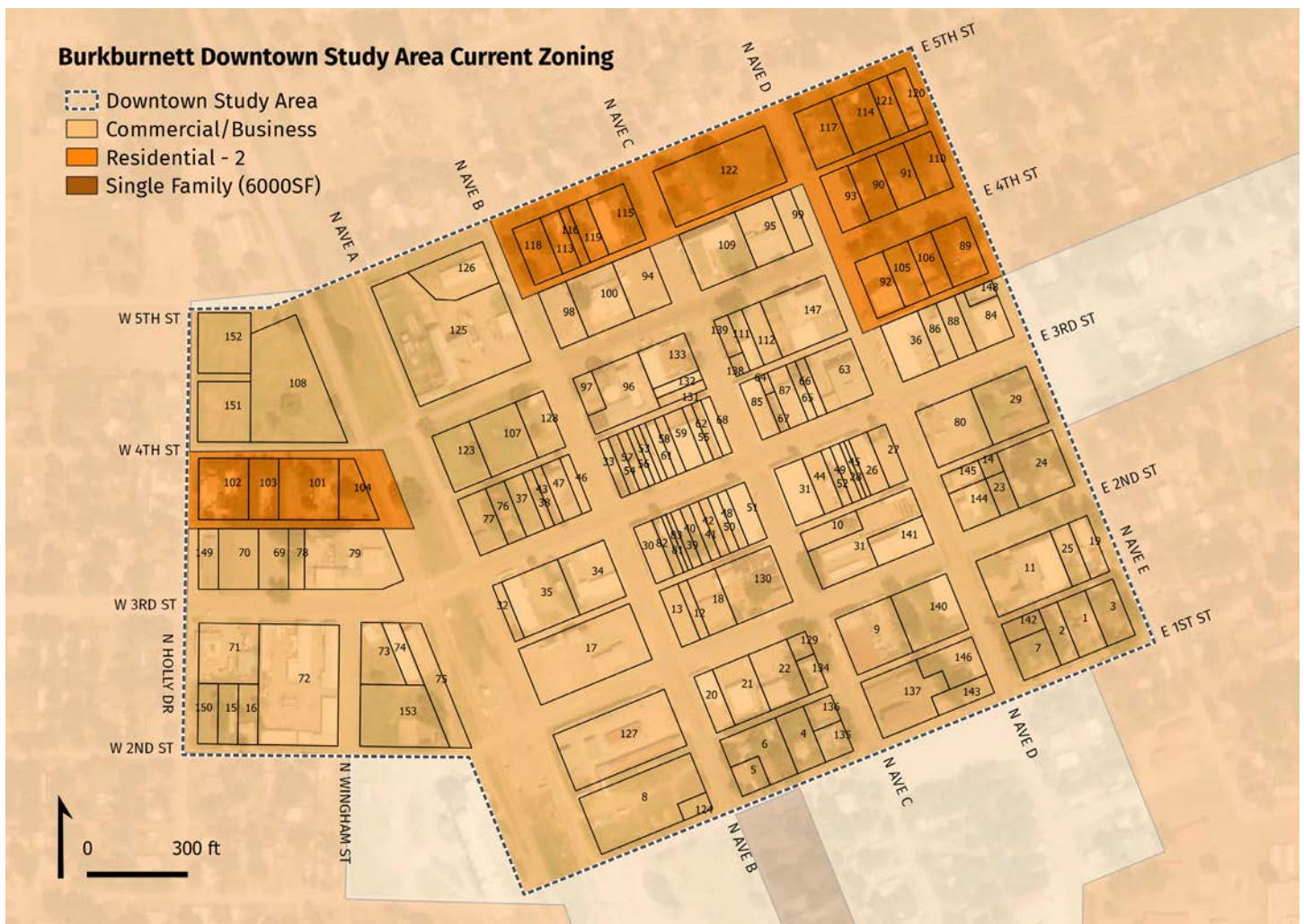
Sidewalk conditions

Observations:

- The sidewalk network in the study area warrants a substantial commitment. Very few of the sidewalks (where they exist) are complete and connected. In order for this area to be activated and function appropriately, pedestrian travel and safety—along with ADA accessibility—must be a priority.
- For the area to achieve a high level of success, connectivity to downtown—as well as through it—must exist. A number of streets provide no safe way to access the area and necessitate driving there. Studies have proven the improved success and value of businesses that operate in a pedestrian-rich environment, and so these improvements/installations provide a financial benefit as well as a public health benefit.



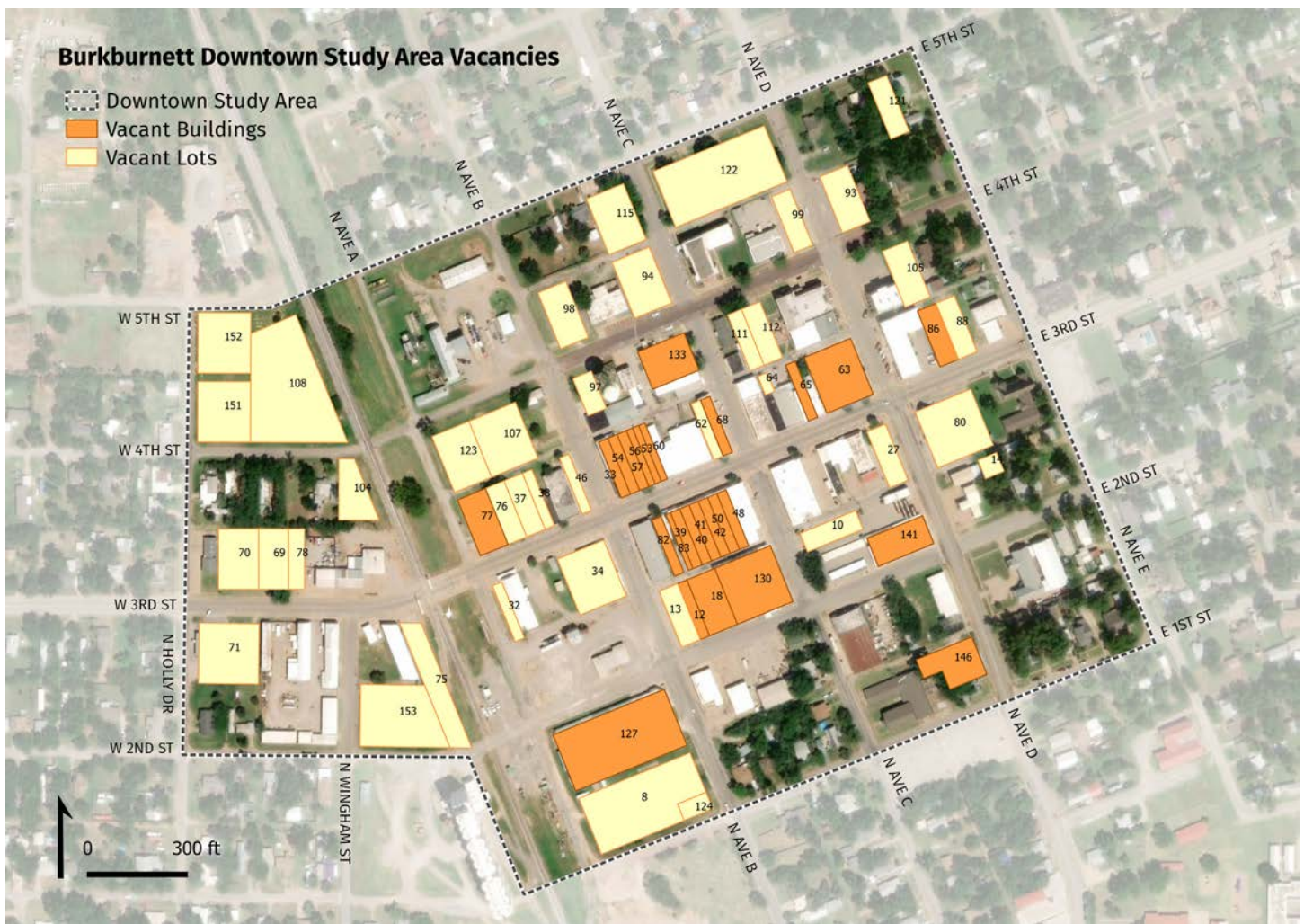
Building conditions



Current zoning

Observations:

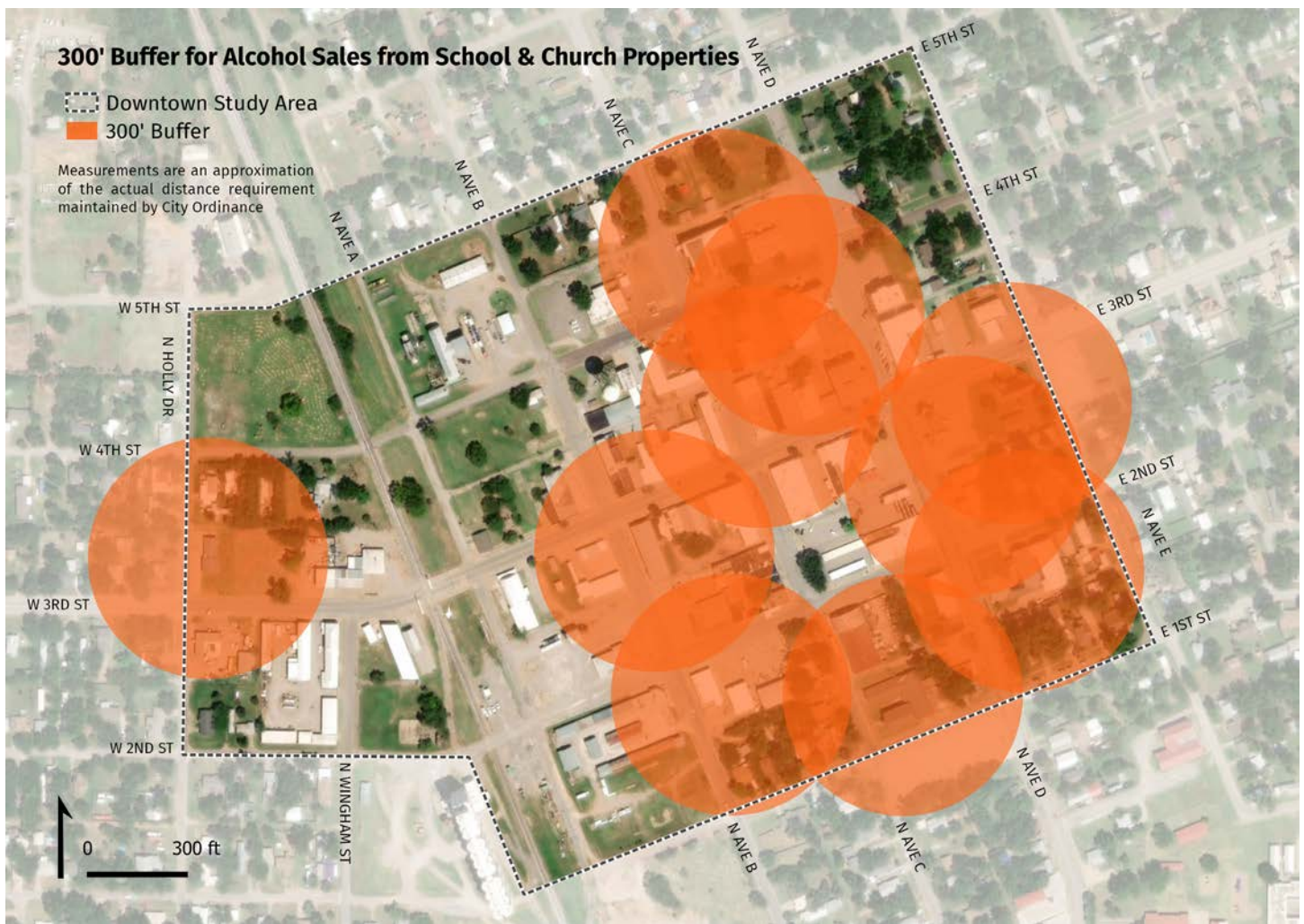
- While the zoning pattern itself isn't necessarily problematic, there does need to be some modification to either the existing zoning district or to create an overlay or new zoning district that works to create a downtown type of environment rather than treating it as a typical commercial district.



Vacancies

Observations:

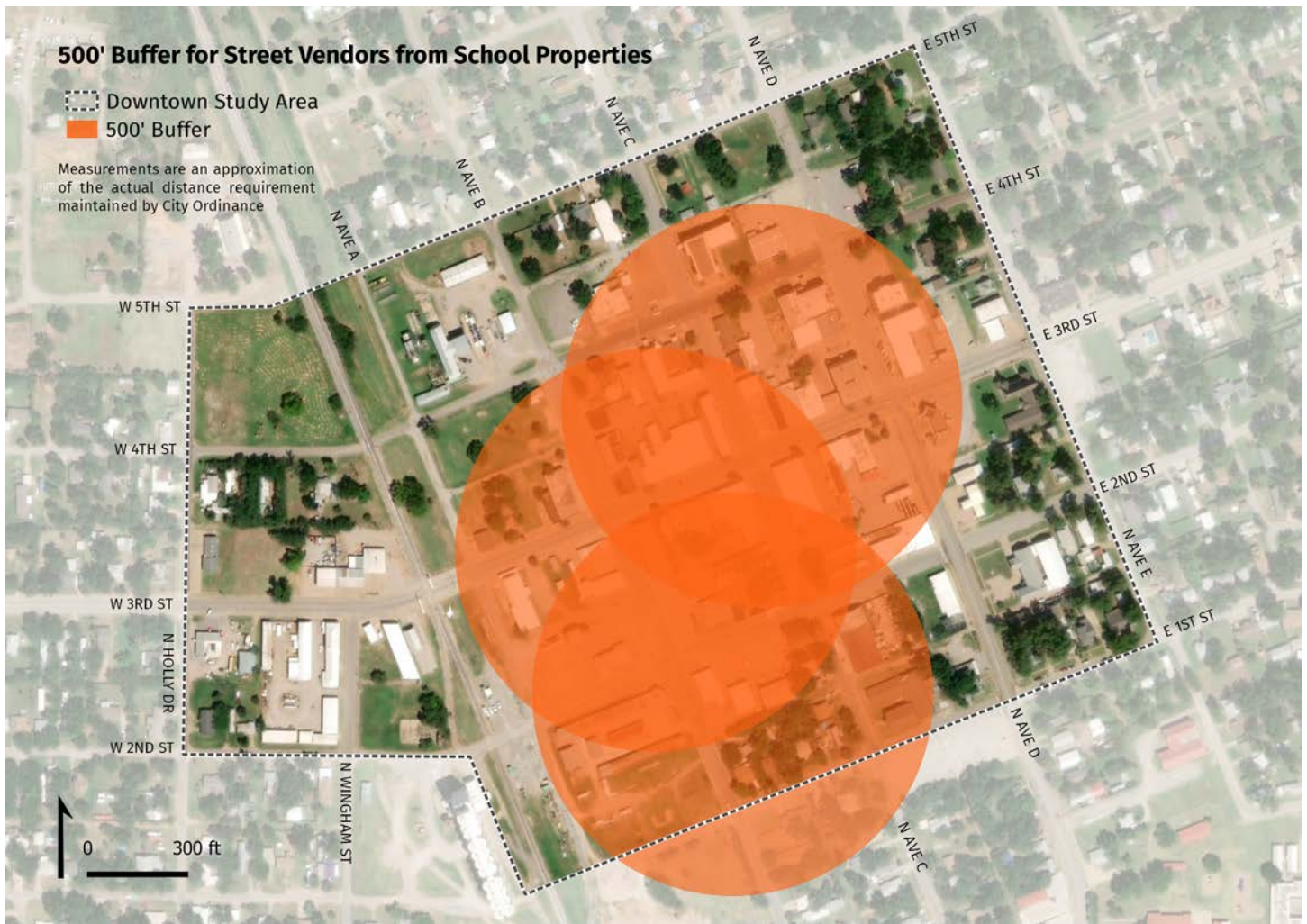
- When taking into account the identification of vacant lots, surface parking lots should be included as they can serve multiple purposes and still represent unique opportunities.
- A number of key buildings, both traditional “Main Street” buildings and unique industrial and warehousing buildings, present opportunities to re-activate the central core of this downtown study area.
- Various existing small vacant lots could be assembled and reconfigured in a way which provides excellent opportunities for infill development, which many downtown areas do not have the benefit of.



Alcohol sales restrictions

Observations:

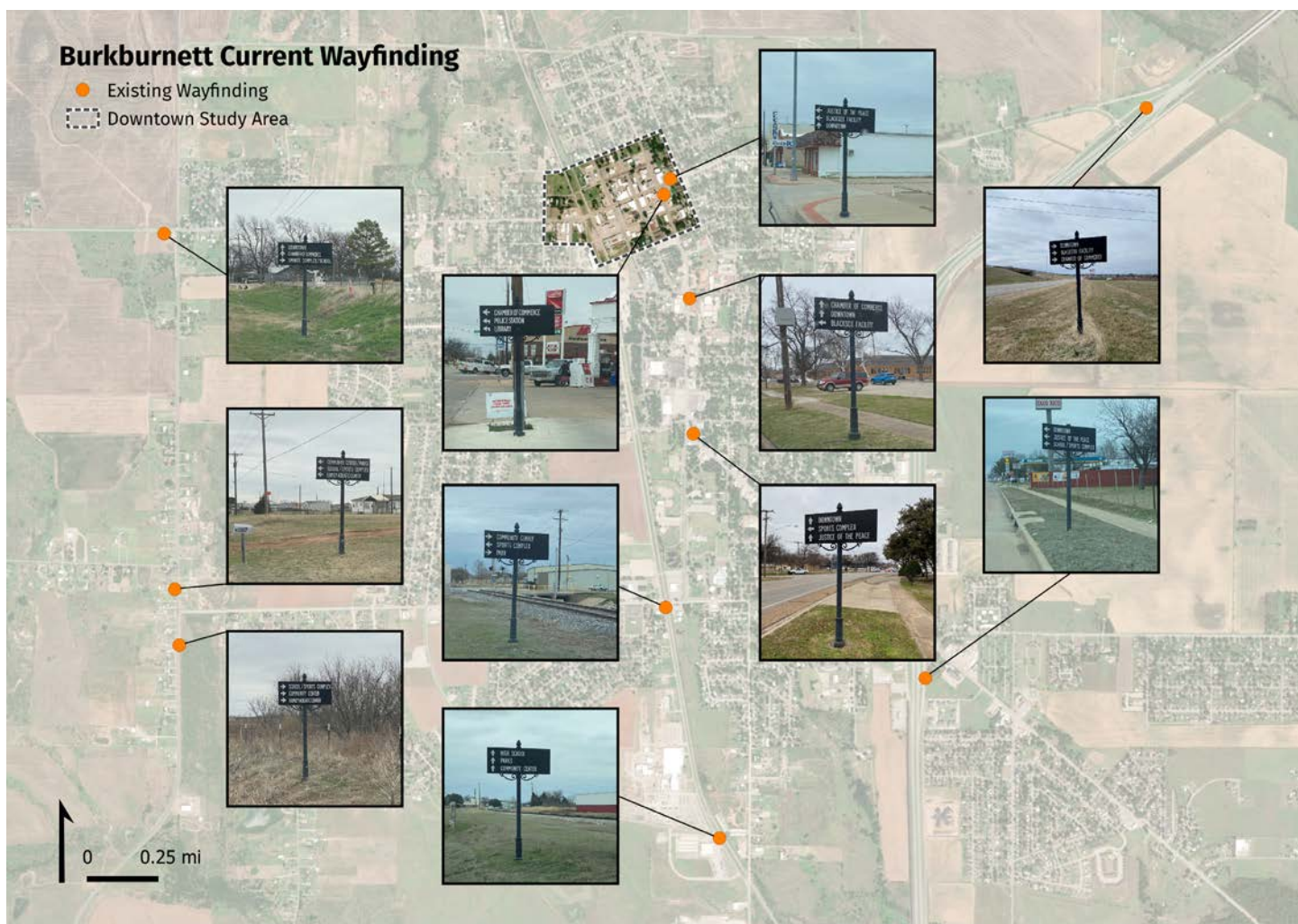
- When applying the City's current regulations on alcohol sales, the potential for most of the downtown district—particularly the heart of downtown where redevelopment is sorely needed—is severely limited.
- While there is an option for variance from this prohibition in the ordinance, it is limited in its applicability; furthermore, it represents a regulatory hurdle that basically encourages business ventures like breweries, wineries, pubs, and bars to locate outside the downtown district.
- This category of sales has often played a key role in the revitalization of downtown districts around the nation.
- State law permits cities to adopt ordinances prohibiting sales within 300' of a public or private school, church, or hospital; however, it does not require them to. Alternatively, cities may exempt defined areas of a community from this prohibition, should they choose to create such a prohibition.



Street vendor restrictions

Observations:

- When applying the 500' distance required between street vendors and schools, the primary hub of the downtown district essentially would not allow such vendors. This is a hurdle which discourages such vendors from locating in the downtown area.
- This type of vendor can be an important component of an active and bustling downtown area with businesses of every scale.



City-wide wayfinding

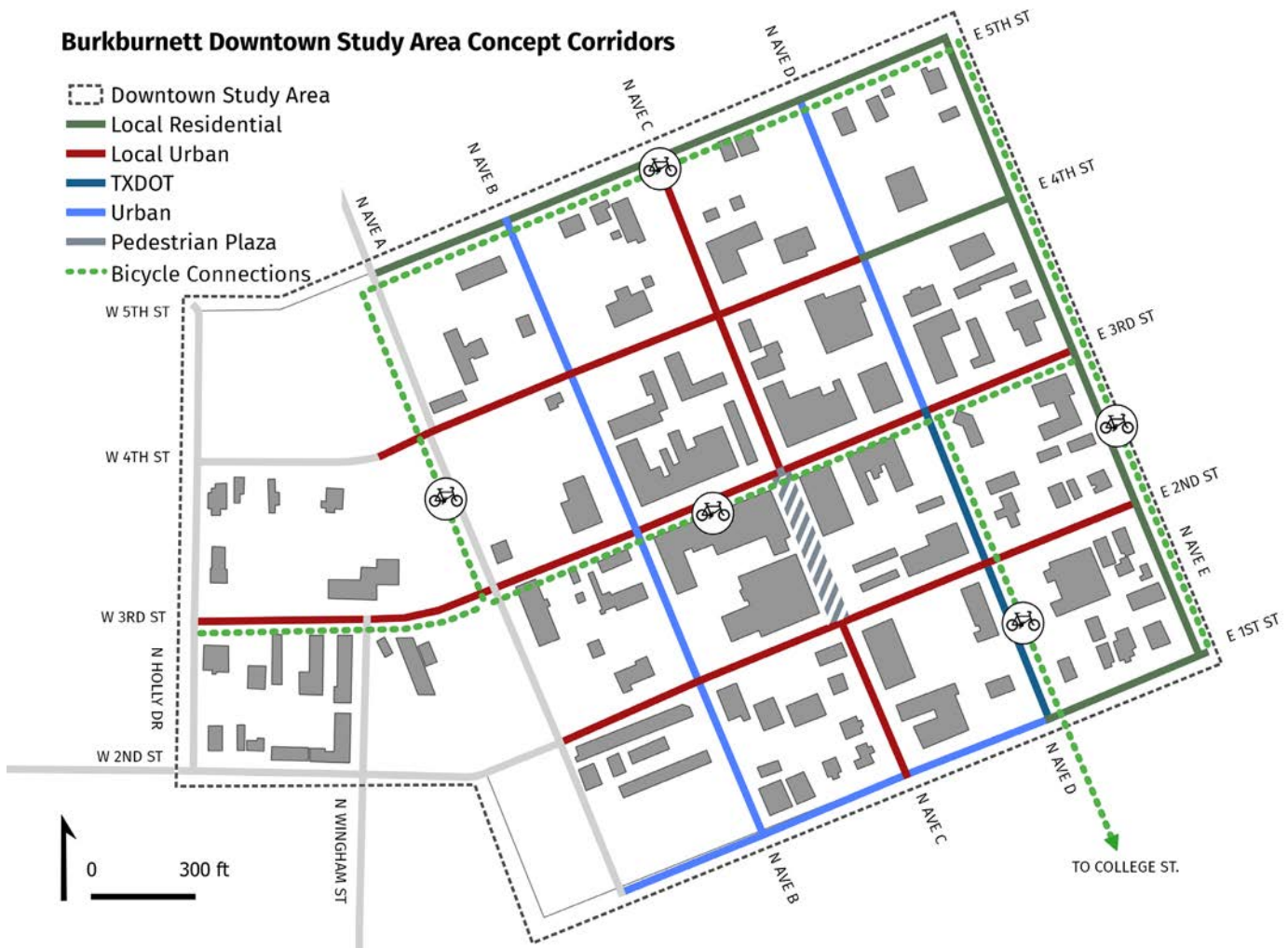


Proposed wayfinding

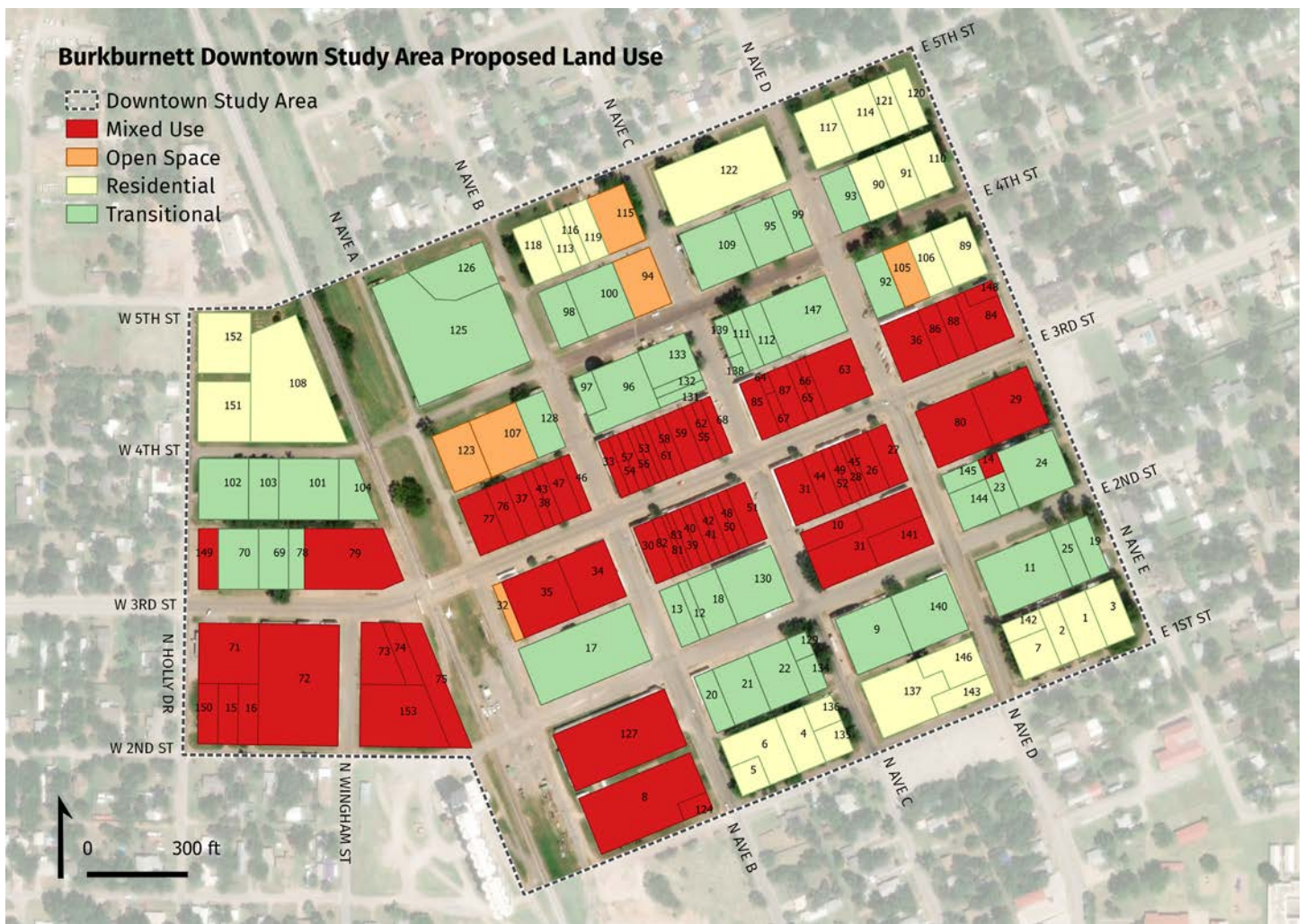
Observations:

- When looking at the existing wayfinding signage, two additional entry points to this area are identified and suggested for duplicating this signage.
- When creating a wayfinding strategy, pedestrian level signage is also an important element. While redevelopment needs to gain so momentum to create the number of destinations to draw attention to with pedestrian signage, it should be a future consideration to encourage pedestrian movement through the area.

Burkburnett Downtown Study Area Concept Corridors



Corridors of focus

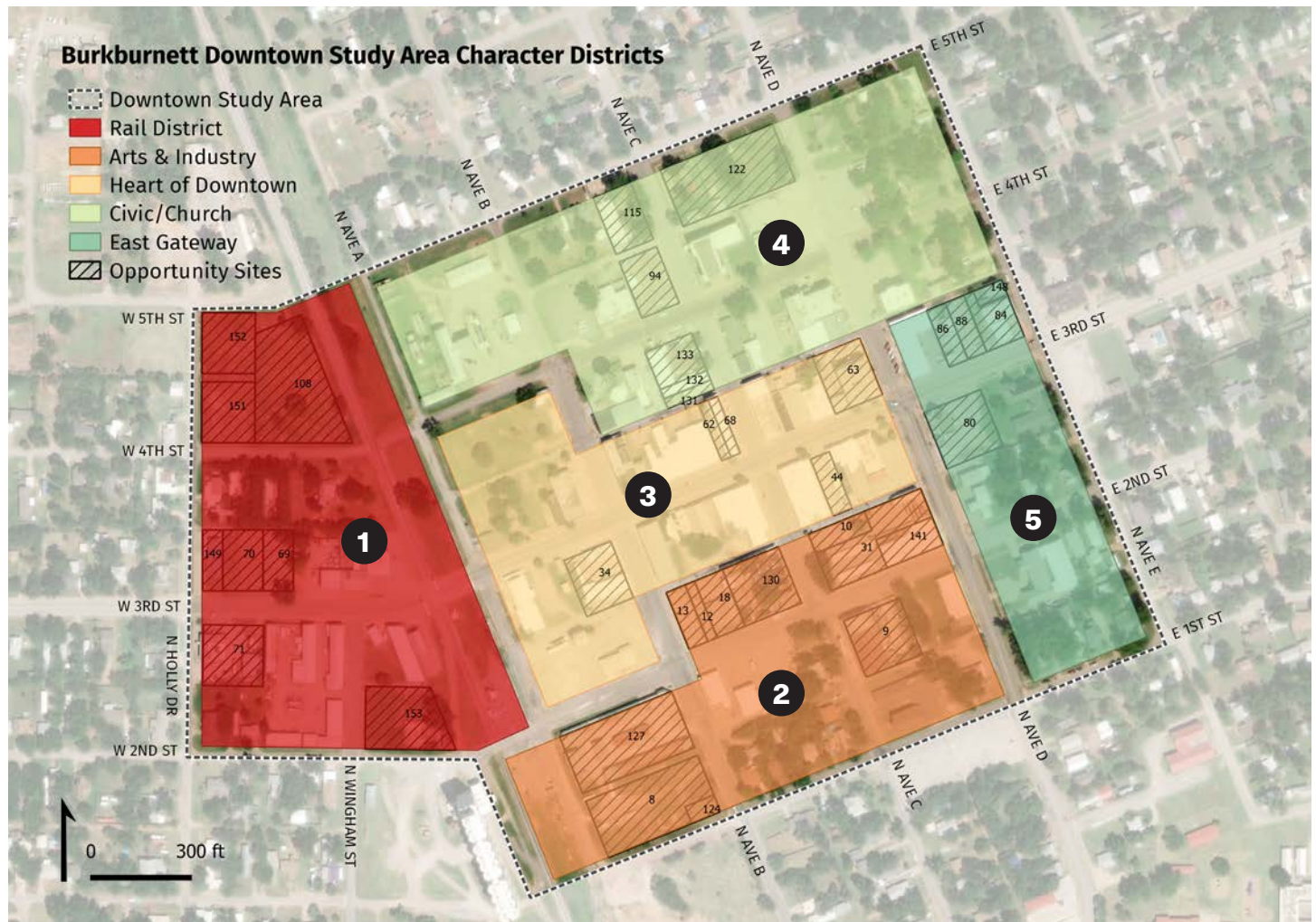


Proposed land use

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4. CHARACTER DISTRICTS.

Downtown character districts



CD1: Rail Line

Characteristics:

- Home to the existing freight rail, historic depot/gas station, vacant land/buildings, auto-centric heavy commercial, church.
- Transition from traditional downtown to the residential district to the west.
- Bisected by the freight rail line that played an important part in Burkburnett's history.

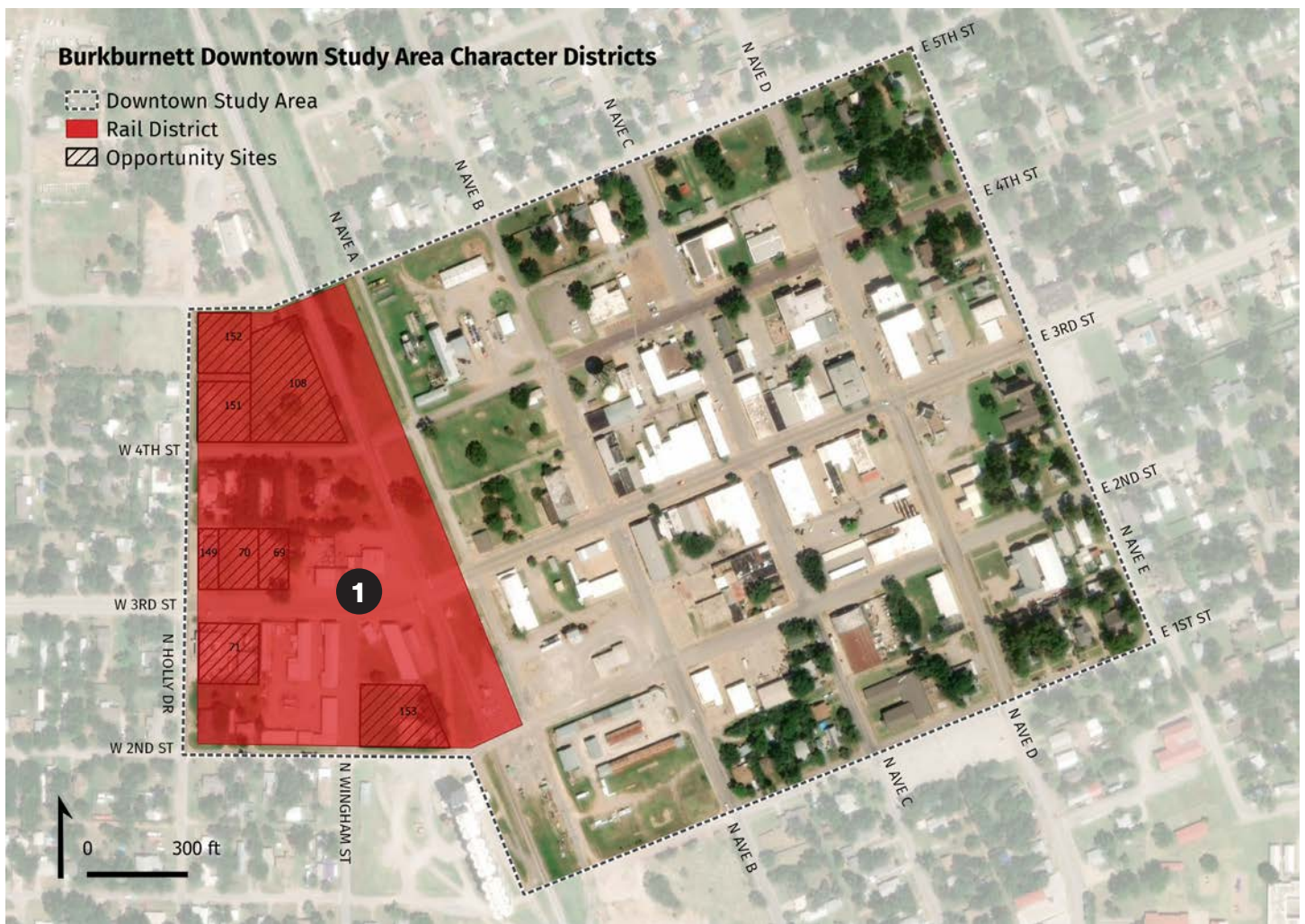
Observations:

- City yard facilities could use additional screening, paint, and surrounding landscaping to soften the disruption along the street frontage and visual impact.
- A clear gateway signaling the departure of vehicular traffic out of the residential district into downtown is needed.
- Sidewalks only partially exist for access into the heart of downtown on foot.

Opportunity Sites:

- The vacant drive-in restaurant building represents a piece of the past and could be renovated with a focus on deco or mid-century modern style to complement the nearby historic gas station and train depot building.
- The vacant property east of the Rock Family Church could be a great infill opportunity for residential development that has an industrial/vintage character that brings the existing historic character across West 3rd Street and helps unite it with the heavy commercial components that are still operational.
- The vacant property at the northeast corner of East 4th Street and North Holly Street has great potential for development as with a mix of residential structure types that provide an alternative to traditional single-family homes that are smaller in scale and benefit from the close proximity to downtown, utilizing East 4th Street as an alternative corridor of access.
- The property located immediately south of the Chamber of Commerce building is a good opportunity to expand the existing "purpose" of this city block, preserving and displaying the history of the community. That could be done either in an indoor or outdoor space, through exhibits or artifacts that tell Burkburnett's story.





CD2: Arts & Industry

Characteristics:

- Home to vacant warehousing/industrial buildings, established housing, vacant land, and a church.
- Transitions to traditional neighborhood development surrounding a school.
- Large lots with sizable square footage.

Observations:

- Area has many pockets which are not easily traversable on foot or that are ADA accessible.
- While filling such large buildings can be challenging, a collaborative approach to filling them is likely more attainable.
- Existing housing stock is well established and can be easily preserved while modifying the character of this area to fit an updated vision.

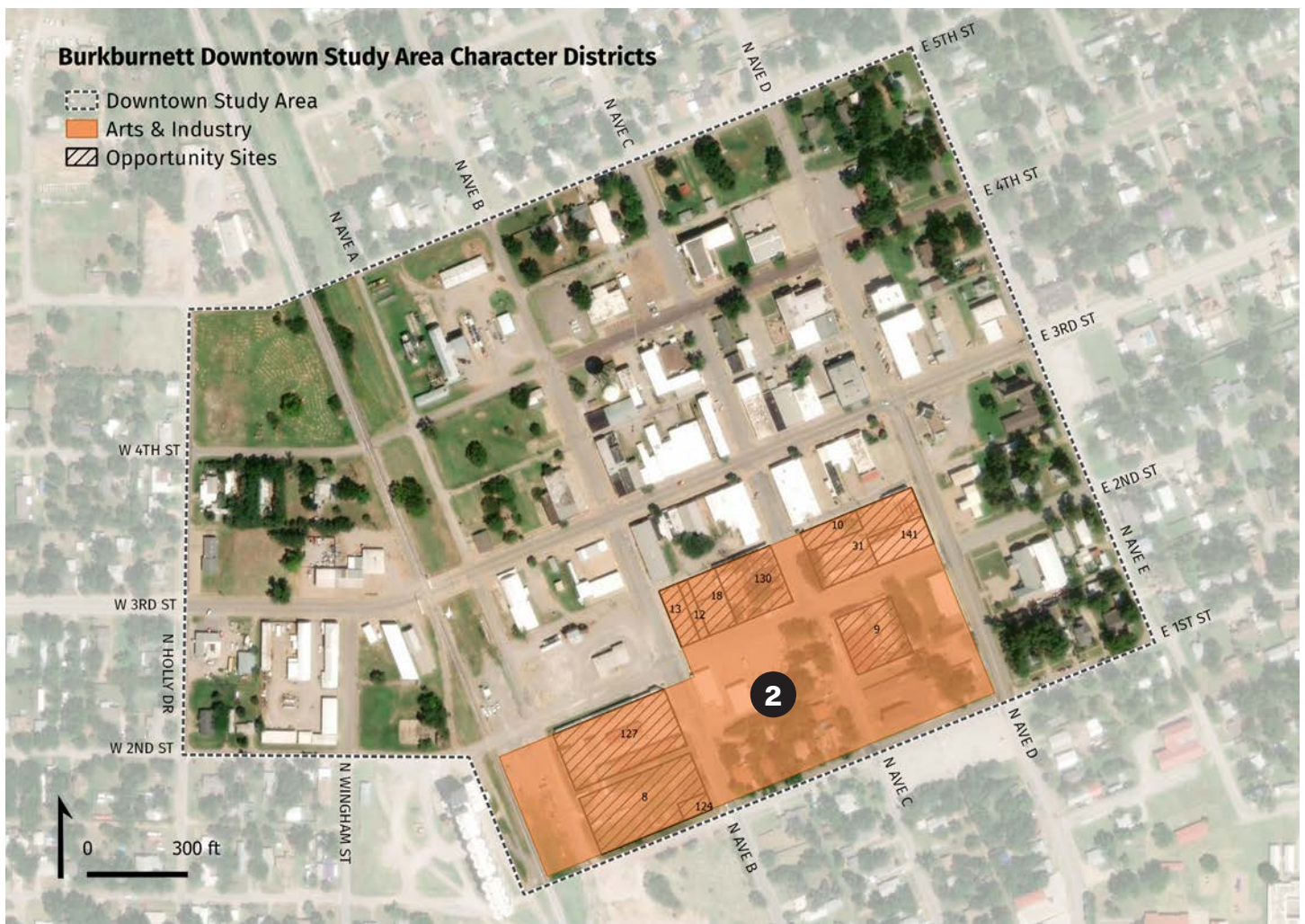
Opportunity Sites:

- The city block at SW corner of North Avenue B & East 2nd Street (the site of a former lumberyard) represents a sizable piece of property that could be repurposed while preserving a site which brings to mind days gone by, when this sort of lumberyard was a cornerstone of many downtowns. The buildings could be improved to create art studio spaces, the combination of which could create a place attracting artisans and visitors alike.
- The combinations of vacant buildings and a vacant lot which together form the south half block at the northwest corner of North Avenue C & East 2nd Street provide an interesting opportunity. The vacant industrial structure would make an interesting business incubation space or makerspace, where people with shared interests or crafts can be housed in a location built for collaboration. The adjacent smaller buildings are ideal for office space or coworking space. The paved parking can serve both. The orientation of the industrial building provides an ideal experience, with roll-up doors opening onto an alley that could be converted to a walkable outdoor area that not only leads to the next block over to the east, but could be updated with a public art display.
- The southernmost half block immediately east of the site described above, at the northeast corner of North Avenue C & East 2nd Street, contains a nicely landscaped surface parking lot. If a partnership with the property owner could be pursued, the parking lot would make a fantastic opportunity for a pop-up park in the evenings and/or on weekends, when bank employees are not reliant on the parking spaces. Tables, chairs, outdoor games, and music would create the type of social/recreational experience that many in Burkburnett have expressed interest in. The former hardware store building represents a location

where some of the many services that residents have expressed an interest in (such as dry cleaning, a diner, or another type of personal service/retail) could be located. In addition, the alley bisecting this city block could potentially serve as a continuation of the alley repurposing proposed in the previous item.

- The northernmost half block to the south (across East 2nd Street) is the site of a large corrugated metal building and an adjoining fenced outdoor yard make an interesting opportunity for a restaurant or brewery that can offer an indoor/outdoor experience that does not currently exist downtown. The narrow strip of small buildings to the east (along North Avenue D) provide a vintage development pattern that could be updated and expanded upon. Some of the existing buildings and sidewalks appear to be in salvageable condition, and the vacant area behind those buildings provide the opportunity to create longer deeper structures that could be mixed use, such as retail in front/office in the rear or retail/office in the front with residential in the rear, for example.





CD3: Heart of Downtown

Characteristics:

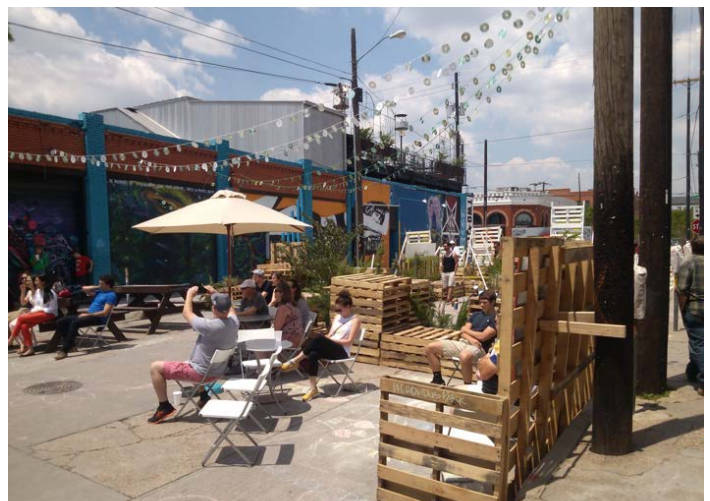
- Historic buildings and densities representative of traditional Main Streets.
- Walkable, though East 3rd Street poses safety concerns.
- Greatest potential for mixed use redevelopment while creating a pleasant environment for strolling and photos.

Observations:

- Timely intervention and protection is needed to best preserve and bring back the remaining historic buildings.
- A healthy quantity of on-street parking exists.
- The East 3rd Street corridor provides the best location for a fully functional vehicular-pedestrian corridor.
- The attempts of the past to enhance the sidewalks and facades provide a good start and can be easily reinitiated.

Opportunity Sites:

- The vacant land at the southwest corner of North Avenue B and East 4th Street provides a blank canvas that could be converted to a number of attractions, such as a dog park or pocket park with amenities such as an outdoor fountain and/or a military memorial.
- The former car wash location at the southwest corner of North Avenue B and East 3rd Street has potential as a location for demolition or adaptive reuse to make it suitable for community events like farmers markets, outdoor concerts, food trucks, and a public gathering space.
- The long expanse of building at the northwest corner of North Avenue C and East 3rd Street has great historical charm and with its eastward facing multiple entrance points, would be an ideal site for a series of small retail boutiques drawing people onto the recommended pedestrian-focused corridor of North Avenue C. The “pocket park” which exists immediately west of the building has a good start, but does not appear readily accessible or welcoming. If the intent is for it to function in this way, perhaps the City could work with the property owner to open up a more inviting and welcoming entrance.
- A single vacant lot which exists on the south side of East 3rd Street, midway between North Avenue C and North Avenue D. This site is ideal for things like movie nights (using the blank wall as a screen), or an alternative site for communal meal events, such as a fish fry, ice cream social, or block party.
- The former bank building located at the northwest corner of North Avenue D and East 3rd Street has the type of structure that could easily be adapted for a wide variety of users, and it sits at a very important position at arguably the most important intersection in the downtown area.





CD4: Civic/Church

Characteristics:

- This zone contains two large church properties, the City Library, the site of the former Police Department, the Fire Station, the Senior Center, and miscellaneous residences and small buildings.
- The area transitions into another well-established residential neighborhood to the north.
- The vacant Police Department building is a prime location to make an important investment that creates synergy for the North Avenue C corridor.

Observations:

- There is an abundance of surface off-street parking in the area.
- The combination of the presence of the church communities and the traditional Main Street - along with the attractive architecture - has the potential to create an activity center in this zone.
- If traffic along this corridor is slowed, the perception of safety and place can be greatly enhanced.
- Sidewalks within the residential area and connecting that neighborhood to this location are needed.

Opportunity Sites:

- The easternmost lots along North Avenue C between East 4th and 5th Streets have very little improvement. While one is used for parking on Sundays, it, too, represents an opportunity for pop-up events, and if outdoor amenities were added next to the Senior Citizens Center, it could function nicely for community events in collaboration with the nearby churches and library. Since the library represents the primary civic facility in this area, a number of City-sponsored events - if coordinated with the property owner - could bring some additional life to this space.
- The vacant police department building, with the adjoining side yard, could provide a home for a restaurant with outdoor sidewalk-style seating to help serve patrons of the library, churches, and nearby offices.
- The vacant lots at the southwest corner of North Avenue D and East 5th Street represent an opportunity for additional residential infill, particularly to provide some “missing middle” housing.





CD5: East Gateway

Characteristics:

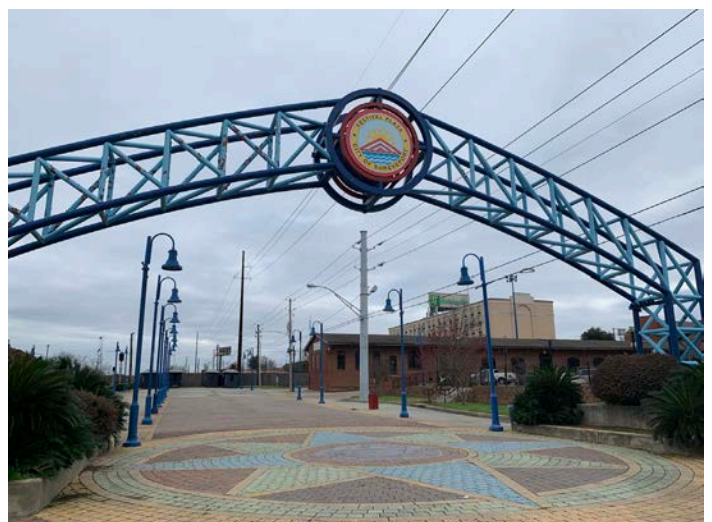
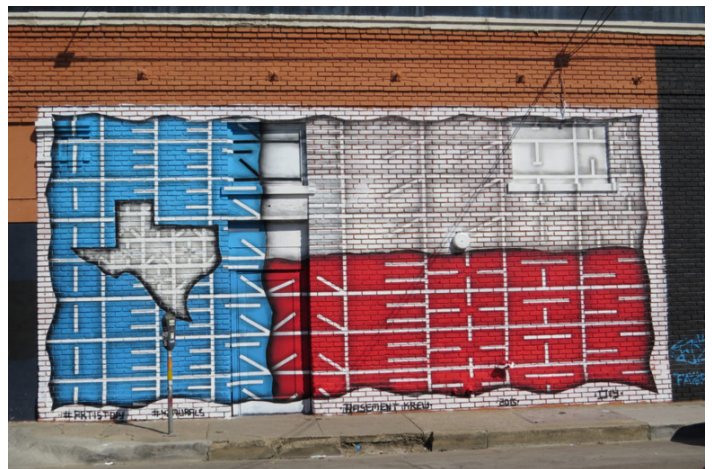
- This zone consists of churches, residences, vacant buildings, and two existing retail businesses.
- The established neighborhood fabric and church properties need to be bolstered by compatible non-residential usage of the existing vacant buildings.
- Close proximity to the nearby interstate highway influences the way traffic enters the downtown district.

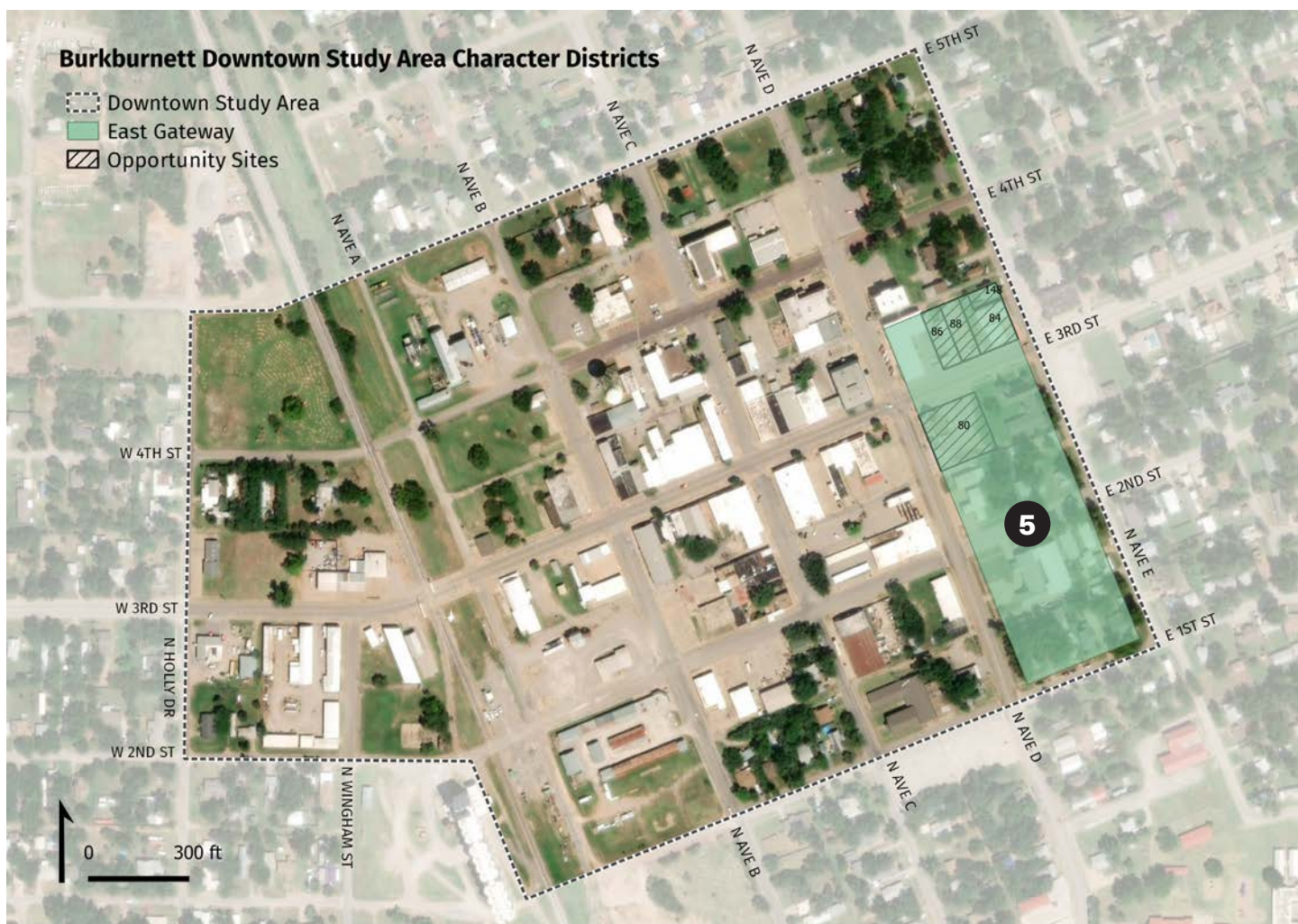
Observations:

- Visual cues to slow traffic entering the area are important, especially with a lack of protected pedestrian crossing East 3rd Street at North Avenue D.
- Existing vacant buildings appear to be in adequate condition for reuse.
- The architecture of the historic gas station building, the hardware store, and the Lutheran church are the beginning of an interesting gateway on the eastern end of the downtown study area; however, the existing vacant buildings in their current appearance detract from the effect. Whether these buildings are vacant or occupied, they can be enhanced.
- Landscaping and attractive screening measures would greatly reduce the distracting effect of the empty, seemingly unused surface parking lots.

Opportunity Sites:

- The gas station at the southeast corner of East 3rd Street and North Avenue D should be protected and preserved. The surrounding large parking area could be repurposed with public art, entry signage, or other attractive details to appeal to motorists and walkers alike.
- The vacant commercial buildings east of the hardware store and north of East 3rd Street and the neighboring vacant lot could be reconfigured to create a gateway development with shared space in the vacant lot space.





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5. IMPLEMENTATION STRATEGY.

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1. REIMAGINE.

1. Reimagine.

- 1.1. Reimagine the existing alley network as additional space for walking, exercise, public art, and communal spaces.
 - 1.1.a. Identify alleys which could connect the central part of the downtown study area.
 - 1.1.b. Verify that the alleys are not relied upon by vehicular traffic.
 - 1.1.c. Work with local partners, such as the school district, local artisans, and muralists from the Wichita Falls Art Association to infuse the spaces with art.
 - 1.1.d. Add lighting to ensure these spaces feel safe at night.
 - 1.1.e. Consider consolidating or relocating refuse containers.
- 1.2. Reimagine community events* to offer variety and activities for all ages.
 - 1.2.a. Dinners, potlucks, fish frys, and ice cream socials.
 - 1.2.b. Competitions centered on skills or talent with valuable prizes.
 - 1.2.c. Outdoor games, scavenger hunts, geocaching, Pokemon Go, or family play days.
 - 1.2.d. Festivals centered on cultural events, holidays, or themes historic to Burkburnett.
- 1.3. Reimagine how people should be able to use the downtown district, and identify ways to make that possible.
 - 1.3.a. Address issues of comfort that entice people to visit and stay, such as shade, seating, easy access, attractive environment, things to do, and the presence of others.
 - 1.3.b. Provide interesting, thought-provoking, and photo worthy features such as art walls/ murals, mosaics, sculptures, fountains, landscaping, potted plants, multi-colored lighting, vintage decor, and the like.
 - 1.3.c. Plant trees to provide shade where possible; where not possible, encourage/incent the use of awnings and other man-made shade structures.
 - 1.3.d. Focus on a diverse mix of uses; not only retail, but office, personal services, and residential. Include all of these uses in regulatory and incentive policies.
 - 1.3.e. Create a welcoming mood by providing an audio system to play music along W/E 3rd, string white lights across special places and streets in the area, and collaborate with owners of vacant storefronts to fill the windows with interesting displays and/or allow temporary pop-up shops.
 - 1.3.f. Address the perceived safety issue through slowing traffic, painting crosswalks, adding or enhancing lighting, and enforcing an alternative truck route that keeps semi truck traffic away from the downtown district except where absolutely necessary.
 - 1.3.g. Address the perceived cleanliness issue through installing garbage cans and organizing regular cleanups.
- 1.4. Reimagine residential products that provide a range of price points, types, and sizes - to include loft and accessory apartments in existing buildings, and townhomes, triplexes, and non-traditional apartments for infill development.

2. RE-EXAMINE.

2. Reexamine.

- 2.1. Reexamine building and zoning regulations that restrict rather than expand the types of land uses and businesses that can be located within the downtown study area. Consider a standalone zoning district or overlay.
- 2.2. Reexamine development regulations to make allowances for downtown-specific features like sidewalk cafe seating, food trucks, street vendors, alcohol sales, stand-alone alcohol sales, creative types of signage, temporary pop-up stores, etc.
- 2.3. Reexamine development regulations to require infill development and renovations that respect, preserve, and enhance the existing architectural styles within the downtown study area.
- 2.4. Reexamine development regulations to include limitations that can increase and preserve the presence of local businesses downtown, rather than generic chains.
- 2.5. Reexamine how information about local happenings is shared, utilizing a mixture of social media, collaboration with the local newspaper and local businesses, and key partners*.
- 2.6. Reexamine the enforcement of codes prohibiting junk vehicles and nuisances, and that address animal control.
- 2.7. Reexamine parking regulations to assist in downtown revitalization.
 - 2.7.a. Authorize shared parking agreements.
 - 2.7.b. Eliminate parking minimums which inadvertently dissuade businesses from locating within the study area.
- 2.8. Reexamine the current facade improvement funding program.
 - 2.8.a. Determine why potential applicants are not applying.
 - 2.8.b. Determine if the parameters should be adjusted.
 - 2.8.c. Determine if there are unintended consequences of its current configuration.
- 2.9. Reexamine the lack of local government presence within the study area, and consider locating bill pay or other offices that bring visitors in the course of daily business there.
- 2.10. Reexamine the various development processes within the city to streamline them and make them development-friendly.
 - 2.10.a. Review forms, applications, and brochures to ensure they are clear and easy to follow.
 - 2.10.b. Put all forms, applications, brochures, explanatory graphics, and other related documents on the city website.
- 2.11. Reexamine the existing support services in place to bolster and preserve local businesses already in operation in the downtown study area.

3. CREATE

3. Create.

- 3.1. Create a sign or display in the downtown area that shares dates and events planned for the area and that is updated frequently. Consider incorporating as part of a bigger wayfinding strategy.
- 3.2. Create an “adopt a spot” program where businesses and locals can sponsor a certain piece of downtown by keeping it clean and maintained.
- 3.3. Create an environment that does not make visitors or pedestrians in downtown feel unwelcome. Many have expressed that being a pedestrian in this area is often viewed as suspicious or questionable rather than as welcoming, which deters people from visiting the area.
- 3.4. Create local amendments to adopted building codes that can make downtown building stock simpler to occupy or renovate. Consider bringing buildings up to code a section at a time when major safety issues are not imminent.
- 3.5. Create a cohesive campaign to support local businesses.
 - 3.5.a. Utilize techniques like lunch mobs and cash mobs.
 - 3.5.b. Recruit local businesses to supply resources for community events.
 - 3.5.c. Assemble a resource group for start up and local businesses, to include bookkeeping, advertising, legal, web, social media, printing, event planning, and other types of skills.
 - 3.5.d. Hold contests for the community to design or offer their creative ideas for various items to promote Burk.
- 3.6. Create green spaces in the downtown study area.
 - 3.6.a. Convert existing untraversed alleys into green alleys, rather than continuing to invest in pavement maintenance and disrepair.
 - 3.6.b. Incorporate opportunity site suggestions to determine placement of these spaces.
 - 3.6.c. Rather than focusing on a large, traditional park approach, focus on utilizing small, shared public spaces like small lots, parking lots, sidewalks, alleys, courtyards, and the like.
- 3.7. Create a vacant building registry for property owners to provide their contact information for ease of outreach and increased accountability for upkeep, as well as a cost recovery program to incentivize renovation and reuse.
 - 3.7.a. Likewise, use this information to feature available vacant buildings in an appropriate and visible location, such as the Chamber of Commerce website.
- 3.8. Create a land bank to hold property that can either be shared through leases, donations, and/or reduced sale to leverage the location of businesses in the downtown study area.
- 3.9. Create a recognition program for local donors and businesses.
 - 3.9.a. Include small plaques on planters, benches, flower boxes, etc to recognize the donors.
 - 3.9.b. Recognize businesses who have made improvements to their properties, keep their properties well-maintained, and expand their operations. Bestow these recognitions at a public event.

4. PARTNER

4. Partner.

- 4.1. Partner with the Vernon College Culinary Academy to:
 - 4.1.a. Offer cooking classes in combination with a community event.
 - 4.1.b. Work in combination with local growers.
 - 4.1.c. Create and support a local food business incubator, where small businesses or potential entrepreneurs can test their concepts and products, and existing businesses can offer special event dinners or work to modify their menus. Consider a partnership with Vernon College.
- 4.2. Partner with local volunteer organizations to:
 - 4.2.a. Sponsor pop up events within the downtown area.
 - 4.2.b. Hold festivals within the downtown area at least once every six months.
 - 4.2.c. Experiment with temporary installations or demonstrations of concepts.
- 4.3. Partner with regional entities that can create additional tourism opportunities.
 - 4.3.a. Talk with the City of Iowa Park to determine how the two communities can help one another.
 - 4.3.b. Reach out to special interest groups (such as classic car enthusiasts or arts/music groups) to coordinate events and referrals of visitors.
- 4.4. Partner with local casino/hotels to cross-promote the community and offer transportation to downtown Burkburnett.
- 4.5. Partner with the local school district to bring activities and events to the downtown area.
- 4.6. Partner with community activists and groups to coordinate decor of W/E 3rd St for holidays, community events, local sports, etc.
- 4.7. Partner with Texas Workforce Commission, NORTEX, or Vernon College to provide introductory business classes that cover basic skills like

business planning and managing employees. Offer these at a discounted rate or free of charge for aspiring and current entrepreneurs.

- 4.8. Partner with Burkburnett Historical Society and the Chamber of Commerce to create a series of short videos that tell the story of Burk through interviews with local residents and business owners. Consider sharing it online as a recruitment/tourism tool.

5. PURSUE.

5. Pursue.

- 5.1. Pursue matching grant opportunities to leverage existing funds and multiply their potential impact.
 - 5.1.a. Sources include the Texas Commission on the Arts, the Texas Department of Agriculture, Texas Workforce Commission, and the Texas Historical Commission.
- 5.2. Pursue creation and adoption of a cultural district through Texas Commission on the Arts to open up additional opportunities for grants and support to foster programs promoting the arts.
- 5.3. Pursue petitioning of TxDOT to take E/W 3rd (also known as State Loop 267) off the state highway system, making it a city street and allowing for redesign and temporary closure for community events.
- 5.4. Pursue the creation of a business competition for local entrepreneurs, where the best pitch and business plan wins a lump sum or monetary in-kind contributions to assist them in launching their business within the downtown study area.
- 5.5. Pursue conversations with local and regional employers that inform them about the new vision for the downtown study area, the plans the City and community groups/advocates have to reinvest, and seek their consideration for future location in addition to spreading the word within their peer groups.

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APPENDIX.

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Ideas for community events

Ideas for community events

- **Events centered on games and activities:**

- Pokemon Go
- Carnival
- Car shows
- Community block parties
- Bingo night
- Scavenger hunts
- Field days
- Singles meet & greets

- **Events centered on competitions:**

- “Great American Race” type game to find clues related to the history of Burkburnett
- Murder Mystery/Clue
- Cook-offs
- Revamped versions of TV competition shows
- Poker tournaments with donated prizes
- Arts and craft competitions
- Food truck competition
- RC competitions

- **Events centered on recreation:**

- Martial arts training
- Yoga/Tai Chi
- Fun runs/5Ks
- Marathons
- Community softball games
- Obstacle courses
- Kite days

- **Events centered on culture, history, or holidays:**

- Easter/July 4th/Thanksgiving
- Christmas tree lighting
- Fall festival
- American Indian heritage
- Oil “Boomtown” history - such as a “Gusher Day” or “Roustabout Day”
- African-American heritage
- Sports enthusiast culture
- Themes that celebrate diversity
- Seasonal cultural themes (such as Oktoberfest or Mardi Gras)
- Events that reference historical events from Burk’s past, such as the watermelon festival, rodeo, street fairs, ice cream suppers and Sundays downtown
- Veteran’s appreciation
- 6666 Ranch

- **Events centered on children and families:**

- Back to school/end of school bash
- Community-wide play day
- Pop-up discovery zone
- Events in coordination with the library
- Plays and talent shows
- Street fairs
- Periodic community/neighborhood cleanups
- Bounce house evenings

- **Events centered on the arts:**

- Food court/community potluck
- Art walk
- Street dances
- Concerts
- Community theater
- Movie night
- Pancake breakfasts

- **Events centered on commerce:**

- Evening sale/stroll night
- Farmers markets
- Flea market
- Pop-up night markets
- Classes/lessons (such as cooking classes in coordination with the Culinary Academy)
- Instruction (such as yoga or martial arts)
- Wine/beer festivals
- Local coupon book in coordination with drawing for prizes
- Community wide yard sale

Grants & other opportunities: a sampling

Real Estate Development Loan (Texas Department of Agriculture): Provides a zero-interest loan to fund real estate acquisition or improvements to create or retain permanent jobs in primarily rural communities and counties.

Infrastructure Development Grant (Texas Department of Agriculture): Provides grants for Infrastructure Development to create or retain permanent jobs in primarily rural communities and counties.

Chapter 380 Agreements Chapter 380 of the Local Government Code allows for the governing body of a municipality to “establish and provide for the administration of one or more programs, including programs for making loans and grants of public money and providing personnel and services of the municipality, to promote state or local economic development and to stimulate business and commercial activity in the municipality.” The statute is here: <http://www.statutes.legis.state.tx.us/Docs/LG/htm/LG.380.htm>

Texas Preservation Trust Fund (Texas Historical Commission): Grant awards may be used for restoration work, architectural planning, archeological investigation, archeology curatorial, preservation planning, resource survey, and heritage education training.

Rural Community Development Block Grant (Texas Department of Agriculture): The primary objective of the Community Development Block Grant program is to develop viable communities by providing decent housing and suitable living environments, and expanding economic opportunities principally for persons of low- to moderate-income.

Skills Development Fund (Texas Workforce Commission): The Skills Development Fund is Texas’ premier job-training program providing local customized training opportunities for Texas businesses and workers to increase skill levels and wages of the Texas workforce.

Rural Initiatives (Texas Commission on the Arts): There are very few nonprofit arts organizations in rural communities and the ones that do exist may not be aware of their opportunities with TCA and other funders. We have opportunities designed to serve these communities and are interested in ways to better serve rural Texans.

Anice Reed Fund (Texas Downtown Association): Grants from the fund are used for a variety of purposes including physical projects, professional development, and program and staff development.

Texas Capital Fund Downtown Revitalization Program (HUD): Grants aid in the elimination of area slum/blight for Texas communities.

Local Parks Grants (Texas Parks & Wildlife): Program consists of 5 individual programs that assist local units of government with the acquisition and/or development of public recreation areas and facilities throughout the State of Texas.

Community Outdoor Outreach Program (Texas Parks & Wildlife): Grant provides funding to local governments and non-profit organizations for programming that introduces under-served populations to environmental and conservation programs as well as TPWD mission oriented outdoor activities.

Community Impact Grants (Home Depot): The Foundation offers grant awards up to \$5,000 to 501(c)(3) designated organizations (recognized and in good standing with the IRS for a minimum of one year) and tax-exempt public service agencies in the U.S. that are using the power of volunteers to improve the community.

Design and Main Streets in Rural Communities (Citizens’ Institute on Rural Design): offers local design workshops that address specific community challenges, and also create a new cohort learning program that will engage rural leaders from up to 20 additional communities.

ID	NAME	ID	NAME
1	ORR ANNA CATHERINE	76	KWAS THEOPHILE ETUX BRIGITTE E
2	BEARD SHARON E MELLO ETVIR JOHN ARTHUR	77	DORLAND TOMMY & JO REVOCABLE TRUST
3	RUSSELL WILLIAM D & TINA MARIE RUSSELL	78	TREVINO BEATRICE G
4	PERRY EMILY L & WILMA J KENNEDY	79	JOHN'S PAINT & BODY INC
5	WOOD EDWIN M SR (L/E)	80	SYON LLC
6	DEVORE VIOLA A DRAKE	81	DOMINGUEZ ARMANDO
7	SMITH JANIS LORETTA	82	MEEK TRUST
8	CSG PROPERTIES LTD	83	TORRES HORACIO
9	STONEHILL DEVELOPMENT LLC	84	LEWIS CHARLES E ETUX MARY E
10	KITCHEN DEBORAH SUE	85	BURKBURNETT ISD
11	FIRST CHRISTIAN CHURCH BURK	86	CRUMPLER DILLON
12	GILL ROBERT	87	CLEMENTINE INC
13	BURKBURNETT ISD	88	TRUITY CAPITAL LLC & 2007 LANDRUM-TX LTD
14	GRACE LUTHERAN CHURCH OF BURKBURNETT TX	89	MULLINS HOMES LLC
15	JACKSON JAMES & JENNIFER LANDENBERGER	90	MULLINS GARY H ETUX CAROL E
16	HIGGINBOTHAM KELLY	91	CASSARO LINDA R
17	ATTEBURY GRAIN LLC	92	FIRST BAPTIST CHURCH OF BURKBURNETT
18	GILL ROBERT J	93	FIRST BAPTIST CHURCH OF BURKBURNETT
19	HARTZELL DIANE MARIE	94	FIRST UNITED METHODIST BURK
20	BURKBURNETT ISD	95	SOUTHWESTERN BELL
21	BURKBURNETT ISD	96	BURKBURNETT CITY OF
22	GILL ROBERT JOHN ETUX SHERRY DENISE	97	BURKBURNETT CITY OF
23	FORD ELMER L & MARGARET D FORD REVOCABLE LIVING TRUST	98	BURKBURNETT CITY OF
24	MULLINS HOMES LLC	99	FIRST BAPTIST CHURCH OF BURKBURNETT
25	PARR WILLIAM ALFRED	100	BURKBURNETT CITY OF
26	SERIES 320 E THIRD ST	101	DEUTSCHE BANK NATIONAL TRUST CO
27	FIRST BANK	102	RODRIGUEZ EVELYN I & LILLIAN G RODRIGUEZ
28	JACKSON MARK E ETUX KIMBERLY F	103	RODRIGUEZ EVELYN IRENE
29	GRACE LUTHERAN CHURCH OF BURKBURNETT TX	104	RODRIGUEZ JUAN
30	BURKBURNETT ISD	105	FIRST BAPTIST CHURCH OF BURKBURNETT
31	FIRST BANK	106	MASON MAMIE L (L/E)
32	LUNA JOSEPH ANGEL ETUX BRENDA	107	GILL ROBERT J
33	NEAL CAROLYN CISSE OR CHARLES E NEAL	108	RODRIGUEZ JOSE
34	SEWARD EDITH K	109	FIRST UNITED METHODIST BURK
35	VFW POST 10455	110	DALTON JACKIE J ETUX JUANITA L
36	HAMPTON PROPERTIES LLC	111	FIRST BAPTIST CHURCH OF BURKBURNETT
37	TRAN BEN & CASEY ROGERS	112	FIRST BAPTIST CHURCH OF BURKBURNETT
38	TRAN BEN & CASEY ROGERS	113	YOUNG CARL
39	SERIES 210 E THIRD STREET	114	FORD STEPHEN
40	BURKBURNETT CITY OF TRUSTEE	115	BURKBURNETT CITY OF
41	FREEMAN ALAN S	116	YOUNG CARL
42	GOSSETT ROBERT KEN	117	JENKINS HARVEY G ETUX DOROTHY
43	TRAN BEN & CASEY ROGERS	118	YOUNG CARL
44	FIRST BANK	119	GRAY MEGAN PATRICIA
45	HUDSON CAROL;JOE G NICHOLS;SUSAN KIRKLAND	120	BLEVINS JERRY RANDALL ETUX PATRICIA
46	STUBBLEFIELD PROPERTIES	121	BLEVINS JERRY R
47	CONYEA FRANK	122	FIRST UNITED METHODIST BURK
48	SEWARD EDITH K	123	GILL ROBERT JOHN ETUX SHERRY DENISE
49	DUKE GUY	124	YOUNG DIANE L
50	G4G ENTERPRISES INC	125	MOORE BRENNEN J
51	MYERS KEITH A ETUX SHANNON	126	RICHARDS ROBERT F ETUX DELENA D
52	PRIDE NETWORK INC	127	CSG PROPERTIES LTD
53	BURK AUTO SERV INC	128	BURRIS PATRICIA JOYCE
54	NEAL CAROLYN CISSE OR CHARLES E NEAL	129	GILL JOHN T
55	COACHING FOR SUCCESS INC	130	BOKO LLC
56	FELLER LAND & CATTLE INC	131	DODSON TINA MARIE
57	WALL HERBERT E ETUX JUDY L	132	BURKBURNETT INFORMER STAR INC
58	BURKBURNETT GRACE MINISTRIES INC	133	BURKBURNETT CITY OF
59	BURKBURNETT GRACE MINISTRIES INC	134	DILLINGHAM RAYMOND & LUCILLE D LIVING TRUST
60	FELLER MELVIN	135	JONES ROBERT L
61	STAHR DEBEE	136	PLATT NATHAN P
62	FELLER LAND & CATTLE INC	137	CHURCH OF CHRIST BURK
63	TRUITY CAPITAL LLC & 2007 LANDRUM-TX LTD	138	FIRST BAPTIST CHURCH OF BURKBURNETT
64	BURKBURNETT ISD	139	FIRST BAPTIST CHURCH OF BURKBURNETT
65	HEAVENLY HIGHWAY PENTECOSTAL CHURCH	140	G4G ENTERPRISES INC
66	CLEVELAND LARRY W	141	HAMPTON PROPERTIES LLC
67	CORNELIUS M S	142	ELLETT JOEL B
68	COACHING FOR SUCCESS INC	143	ET INVESTMENTS
69	TREVINO BEATRICE G	144	FORD ELMER L & MARGARET D FORD REVOCABLE LIVING TRUST
70	TREVINO BEATRICE G	145	MURRAY CAROL & CARLDON MURRAY
71	MORA GABRIEL & ELEAZAR R MORA	146	D & A INVESTMENTS
72	BURKBURNETT CITY OF	147	FIRST BAPTIST CHURCH OF BURKBURNETT
73	BURKBURNETT HISTORICAL SOCIETY INC	148	COSMOPOLITAN DEVELOPMENT CORP
74	BURKBURNETT HISTORICAL SOCIETY INC	149	APOSTOLIC FAITH UNITED PENTECOSTAL CHURCH
75	BURKBURNETT HISTORICAL SOCIETY INC	150	FIELD-DA ACQUISITIONS INC
76	KWAS THEOPHILE ETUX BRIGITTE E	151	RODRIGUEZ JOSE
		152	RODRIGUEZ JOSE
		153	DEMERS DWIGHT D III