

# BURK DOWNTOWN MASTER PLAN



# Acknowledgments

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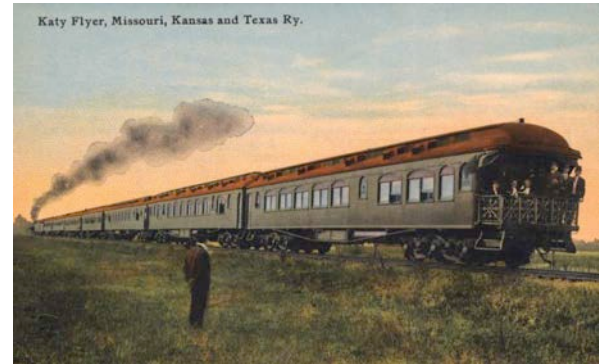


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# 1. HISTORY.

# 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



**1918**

Municipal water system constructed





**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 Field established near Burkburnett. (It would become Sheppard Air Force Base in 1948.)



**1936**

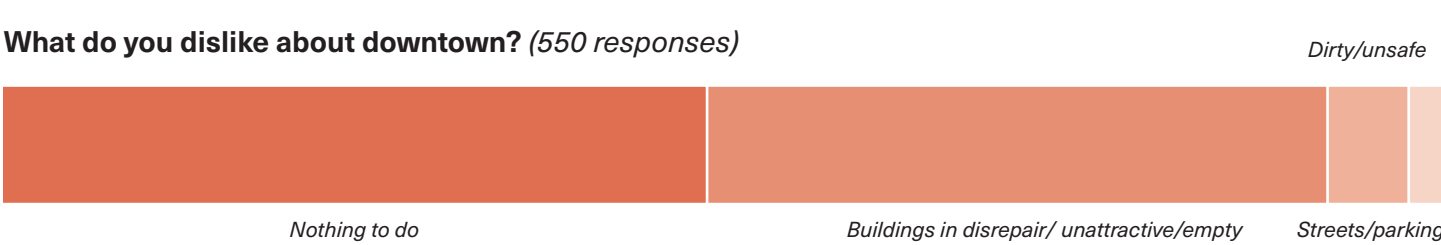
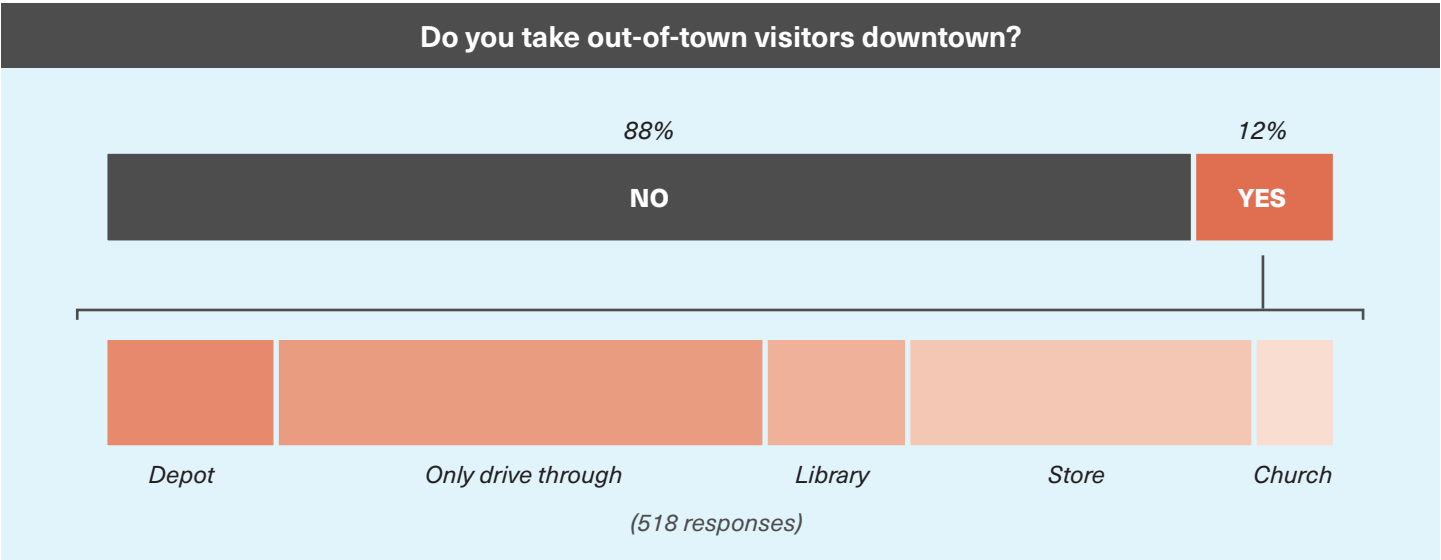
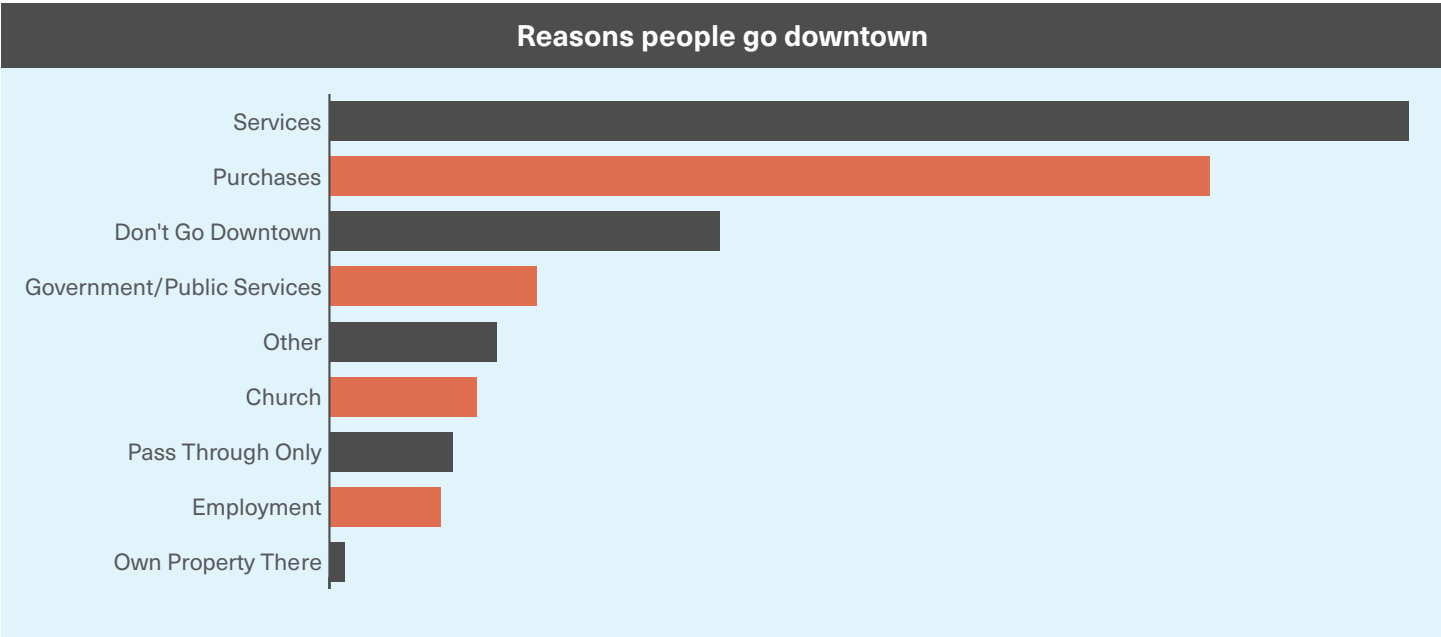
The town's population drops to just over half of its mid-1920s peak; eighty-four businesses are in operation

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**2.**

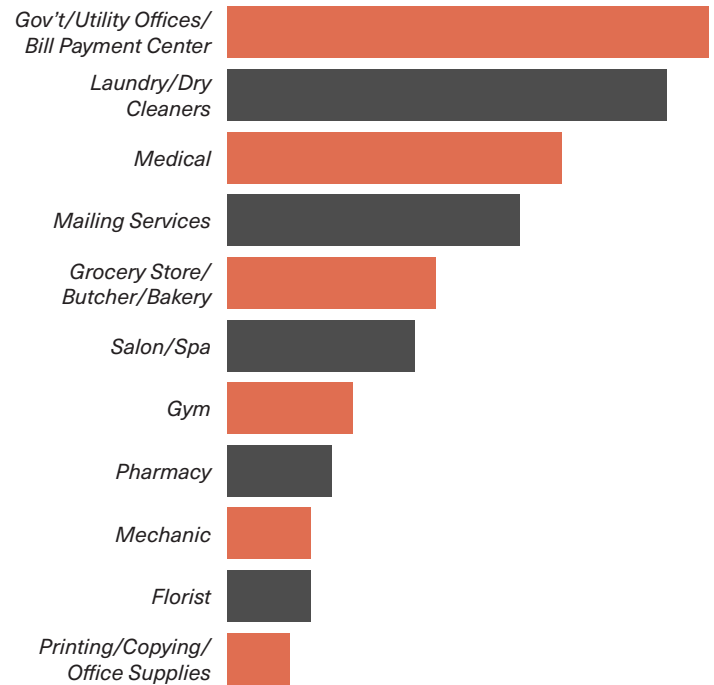
**COMMUNITY  
ENGAGEMENT.**



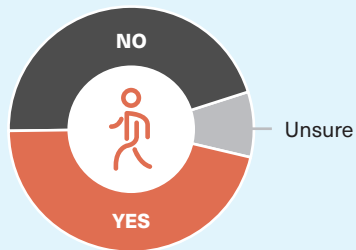
## Desired downtown activities



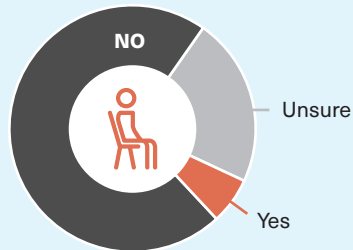
## Desired downtown services



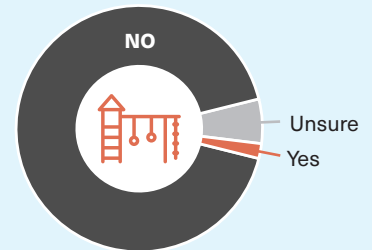
### Comfortable for walking?



### Enough places to sit?



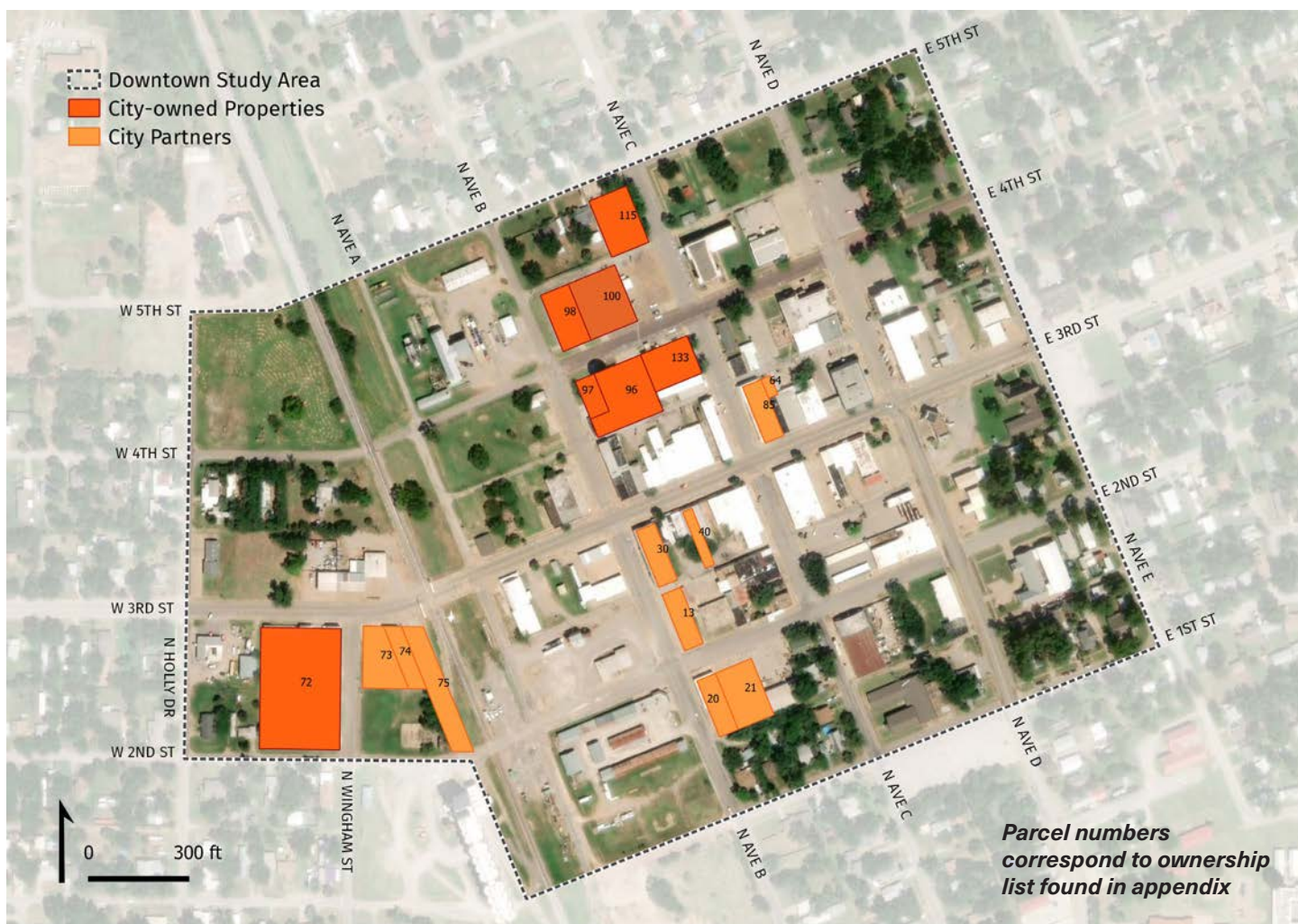
### A good place for kids/teens?



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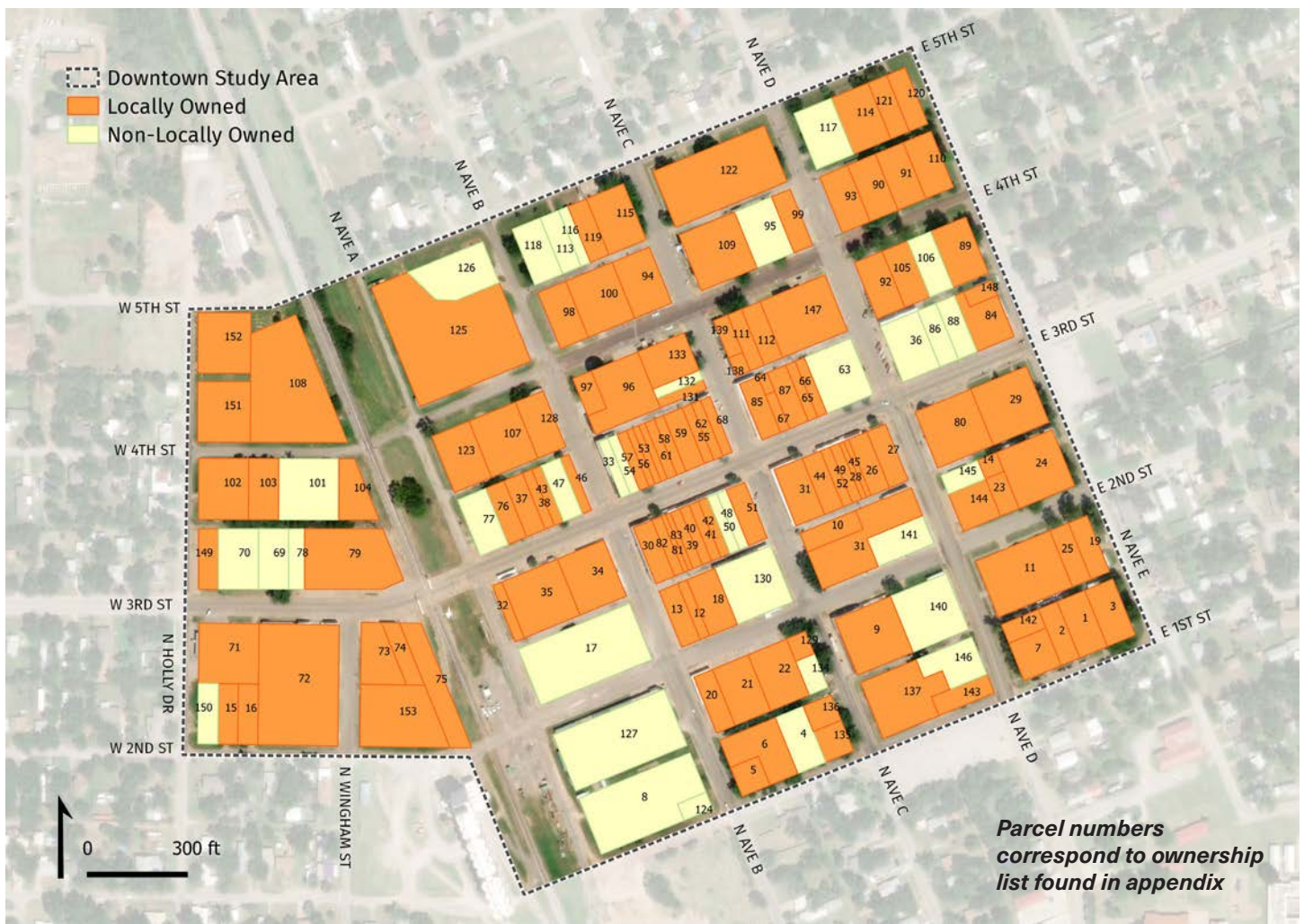
# **3. ASSESSMENT & RECOMMENDATIONS.**

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# City Ownership



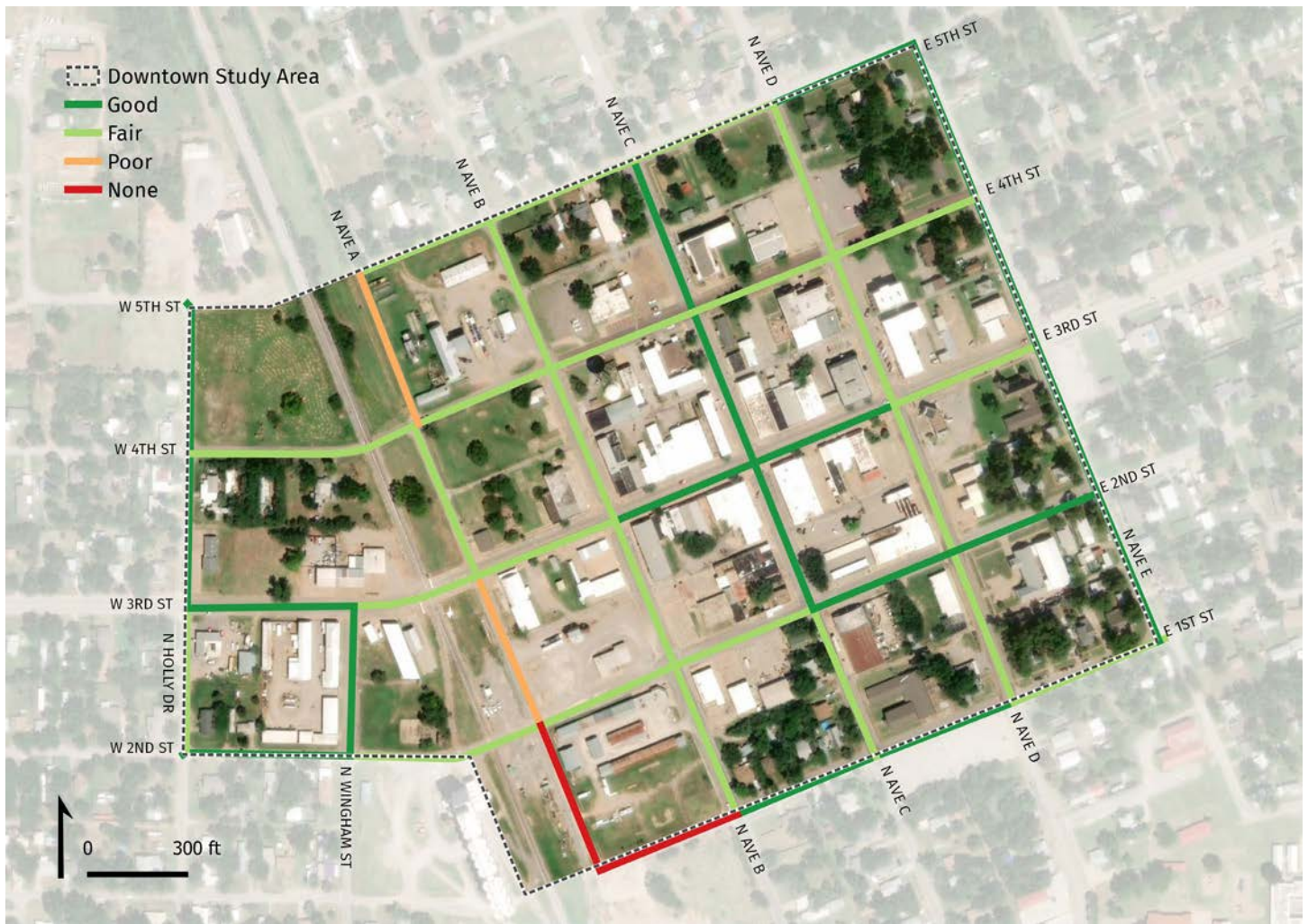


# Downtown Property Ownership

## Observations:

- Local ownership of properties within the community presents opportunities to partner on redevelopment ideas while providing the ongoing support needed to sustain and grow local businesses.

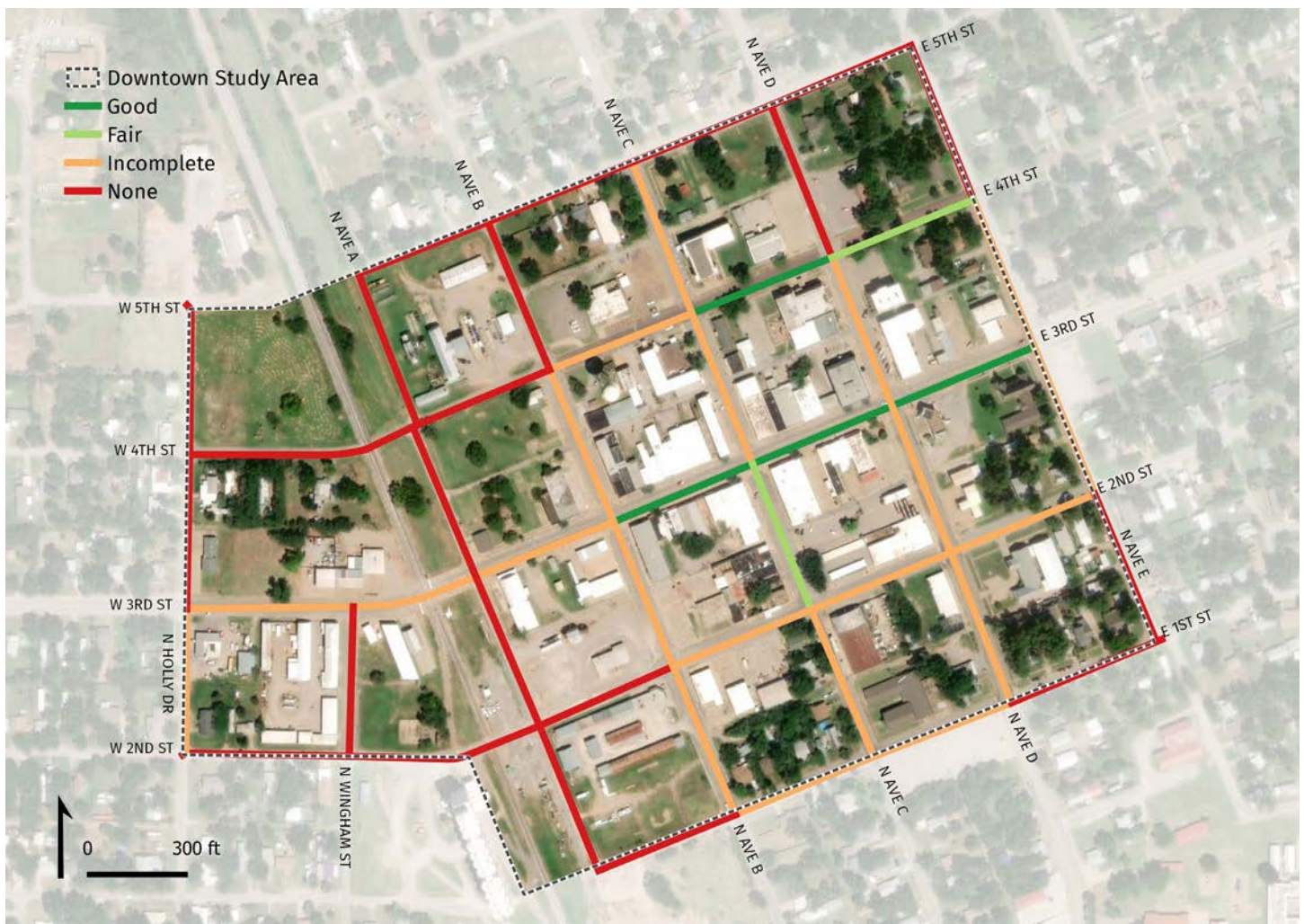




# Street Conditions

## 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

Deteriorating buildings negatively impact people’s desire to visit an area, as well as the perception of safety and investment. Where possible, the City should pursue partnerships to maintain buildings that are salvageable, and where this is not possible, it should remove the buildings to create redevelopment opportunities.

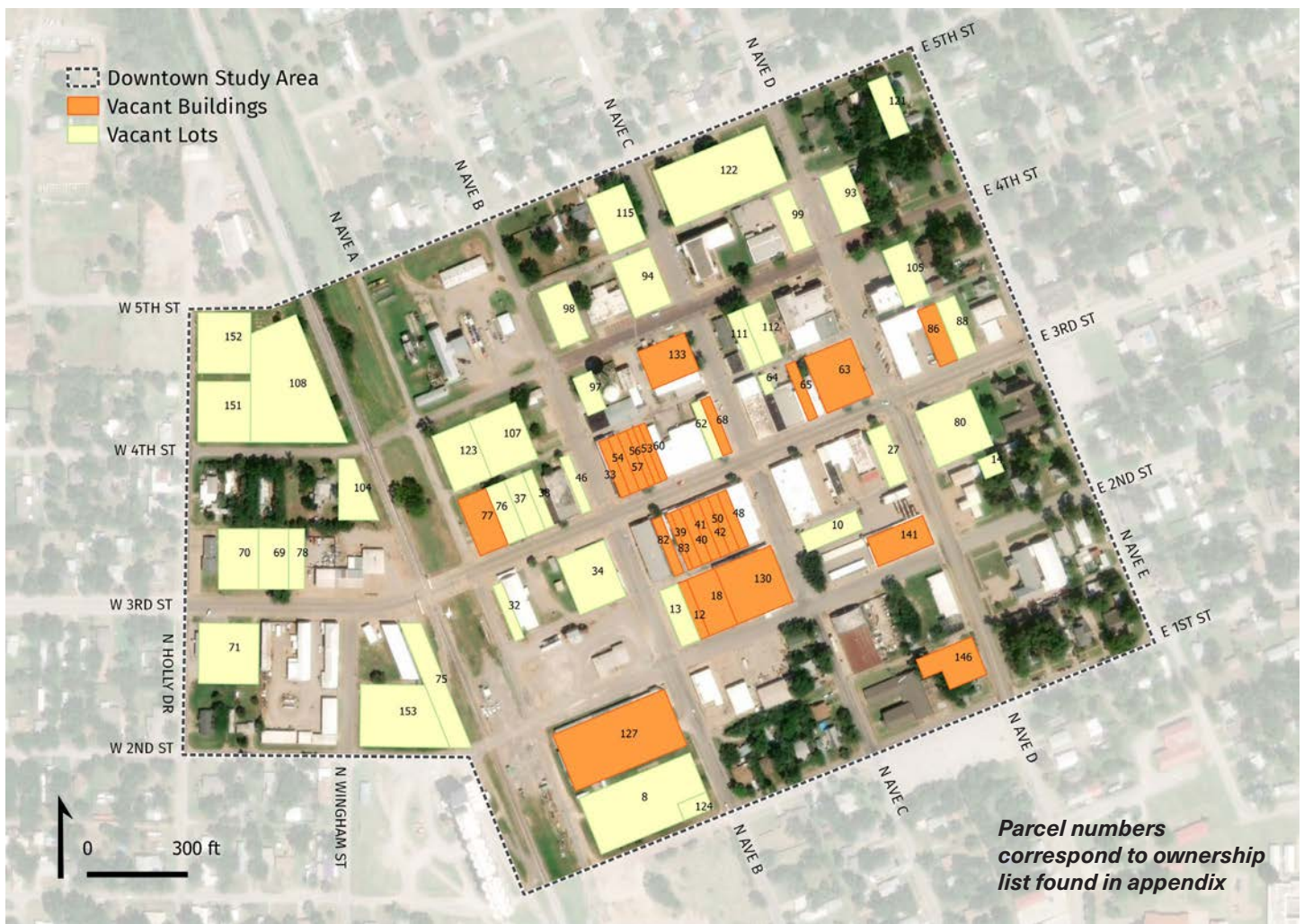


# Current Zoning

## Observations:

- While the zoning pattern itself isn't necessarily problematic, there does need to be some modification to distinguish this study area as something fundamentally different from a typical commercial district. Giving it the same treatment ignores the unique character and opportunities of the area. Additionally, it doesn't provide any incentive for the desired types of activities and businesses to develop in this location; essentially, there is no strategy involved.

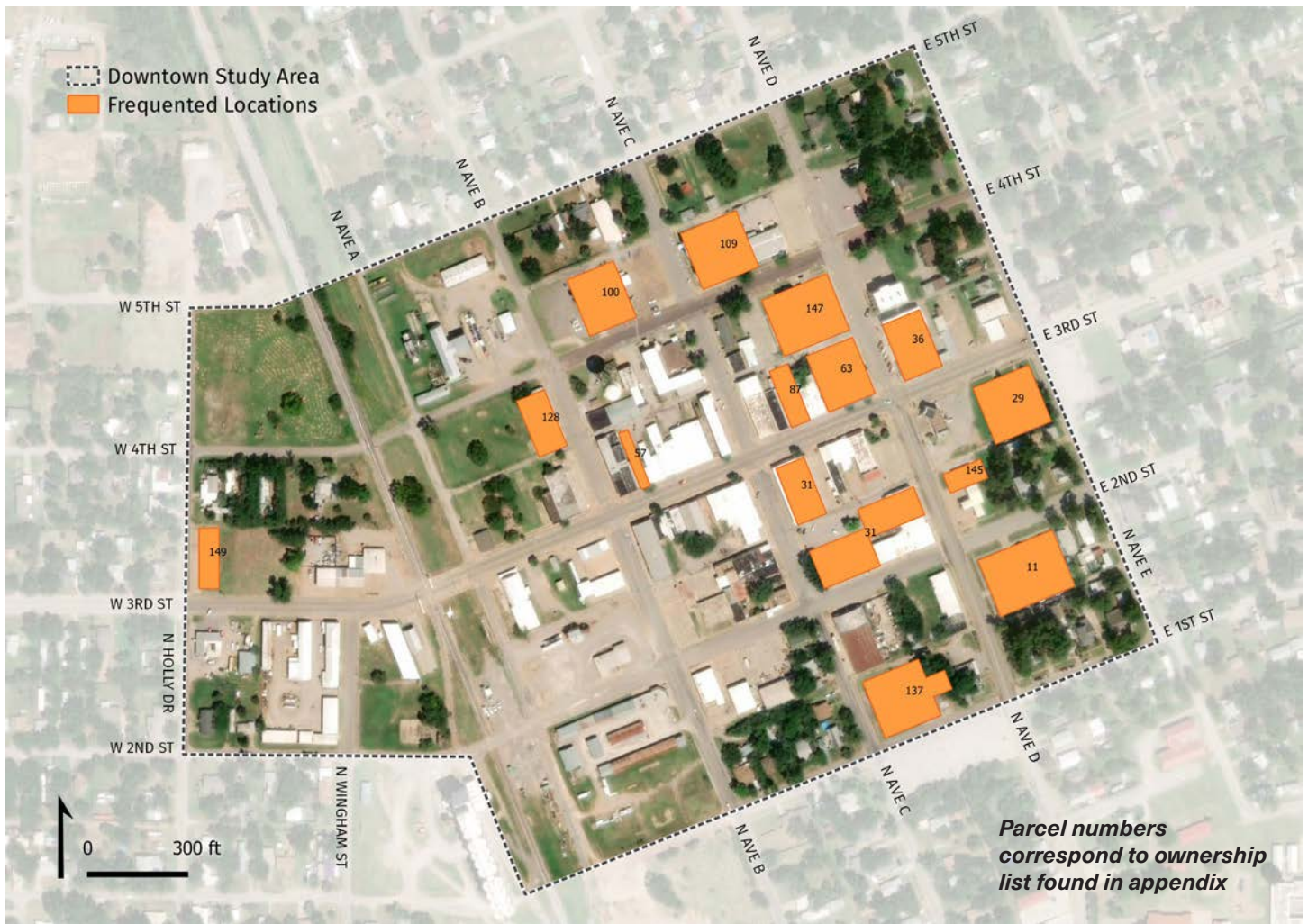




# Vacancies

## Observations:

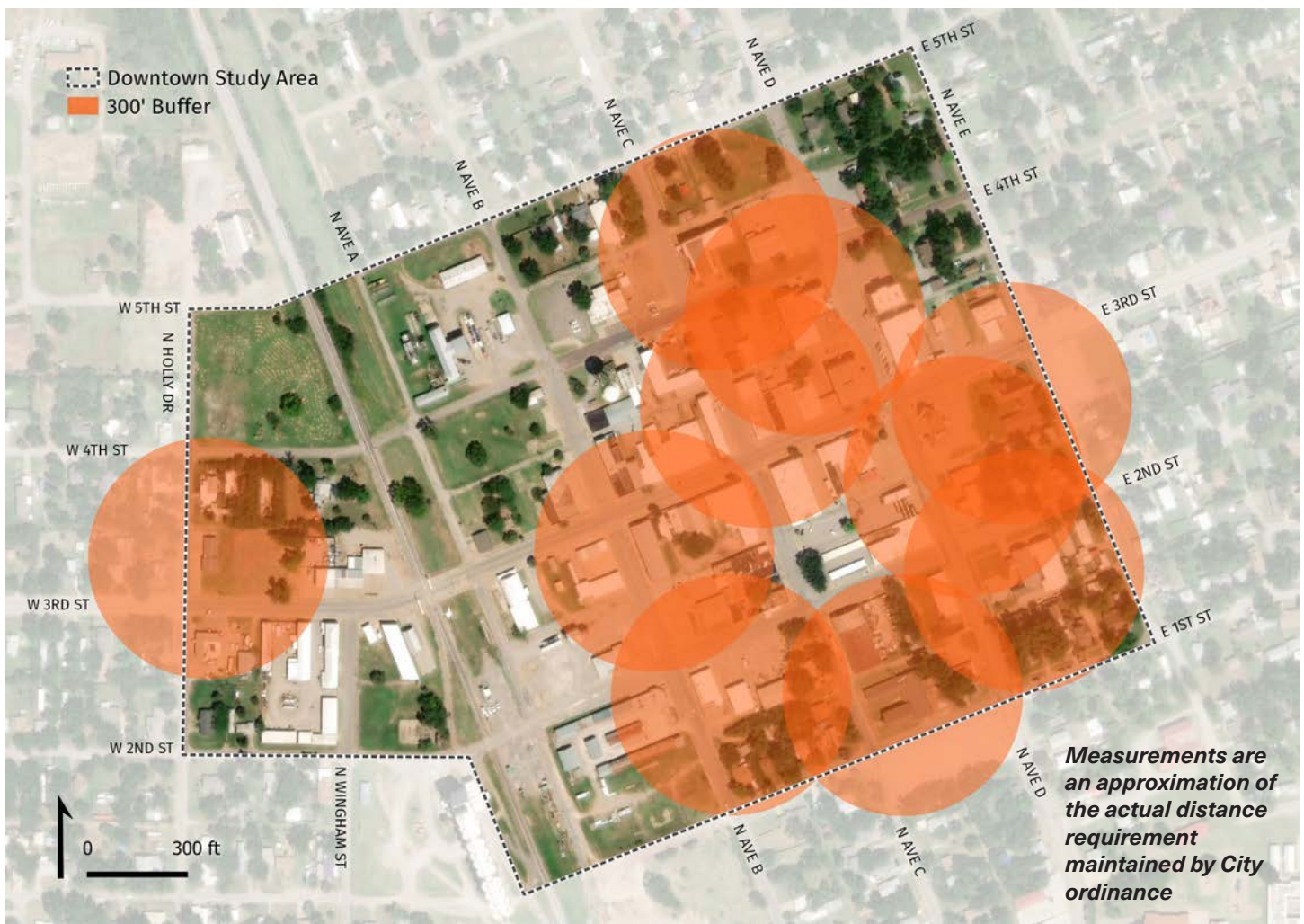
- When taking into account the identification of vacant lots, surface parking lots should be included as they can serve multiple purposes and still represent unique opportunities.
- A number of key buildings, both traditional “Main Street” buildings and unique industrial and warehousing buildings, present 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.
- ***See the Spotlight on this topic at the end of this section.***



# Frequented Locations

Locations include downtown businesses, churches, the library, and the senior center.

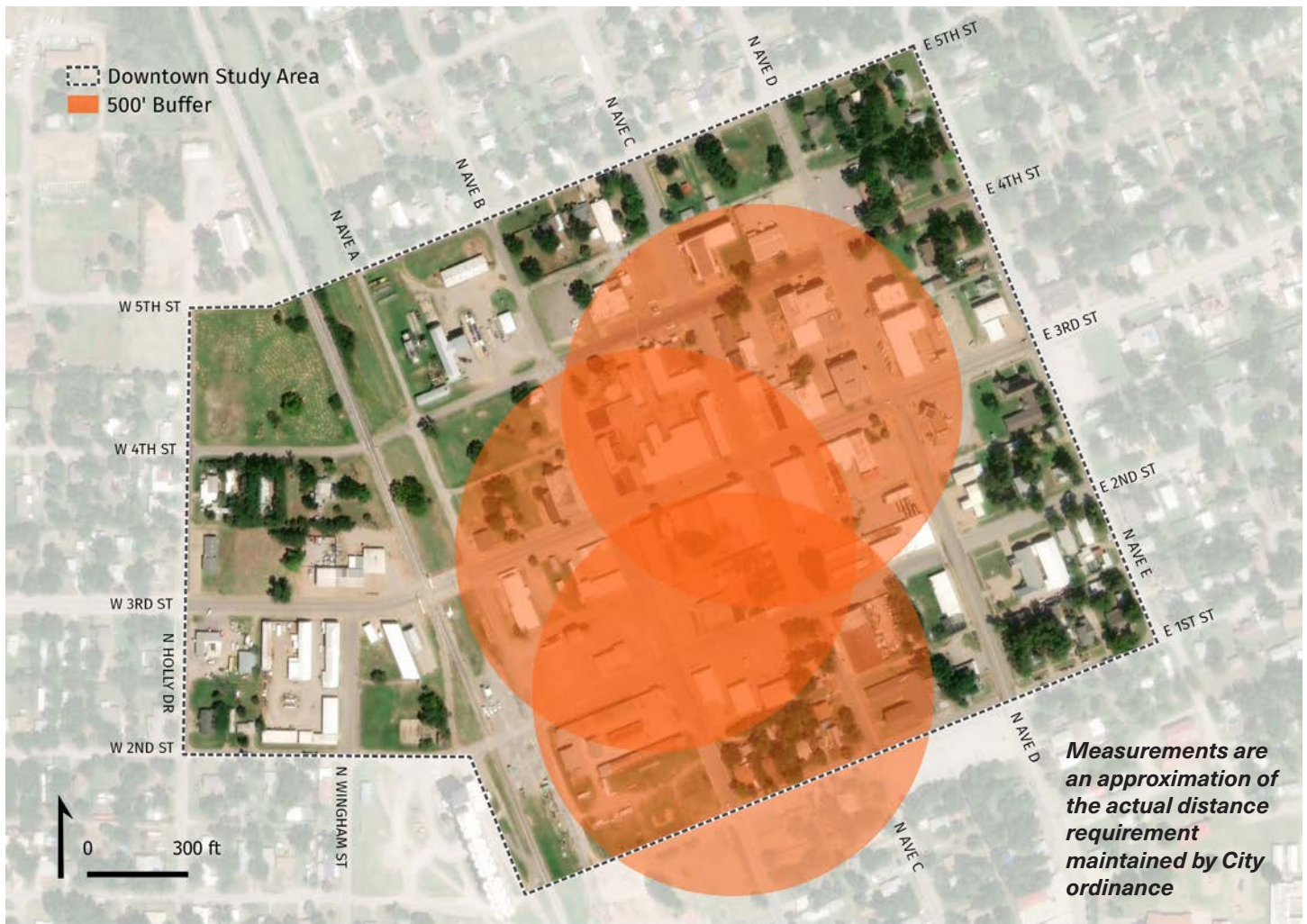




# Alcohol Sales Restrictions

## 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.







# 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.





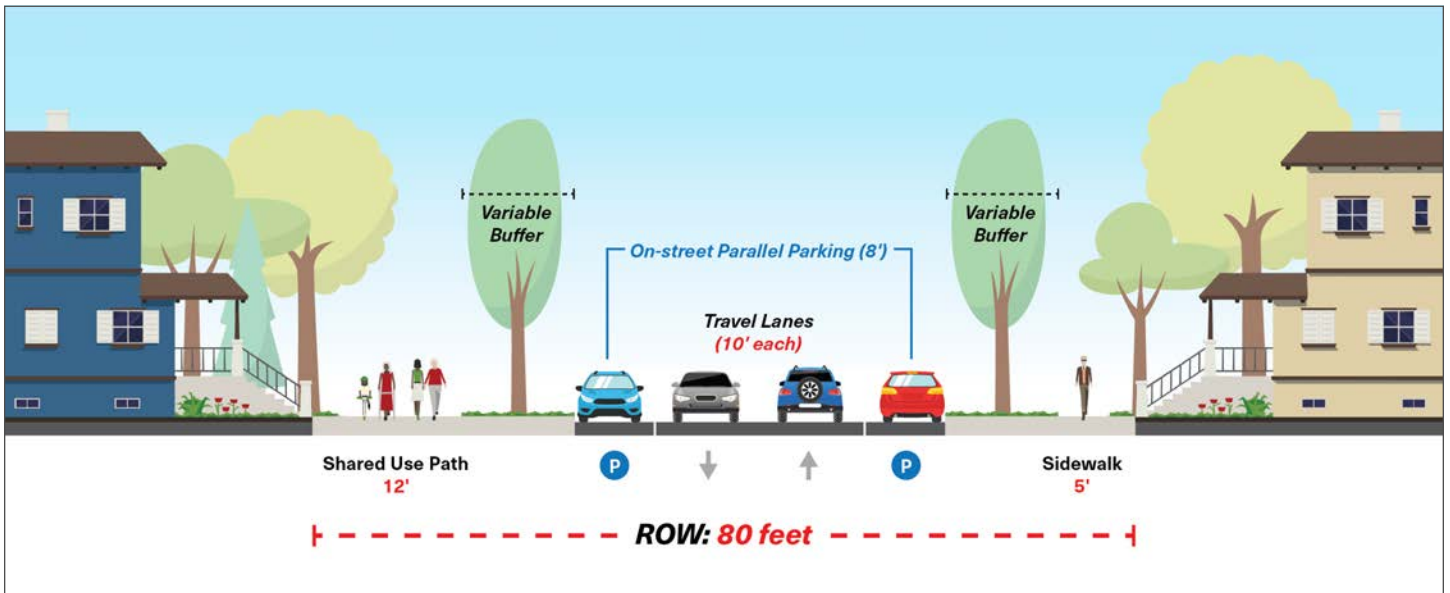
# Proposed Land Use



# Corridors of Focus

## Observations

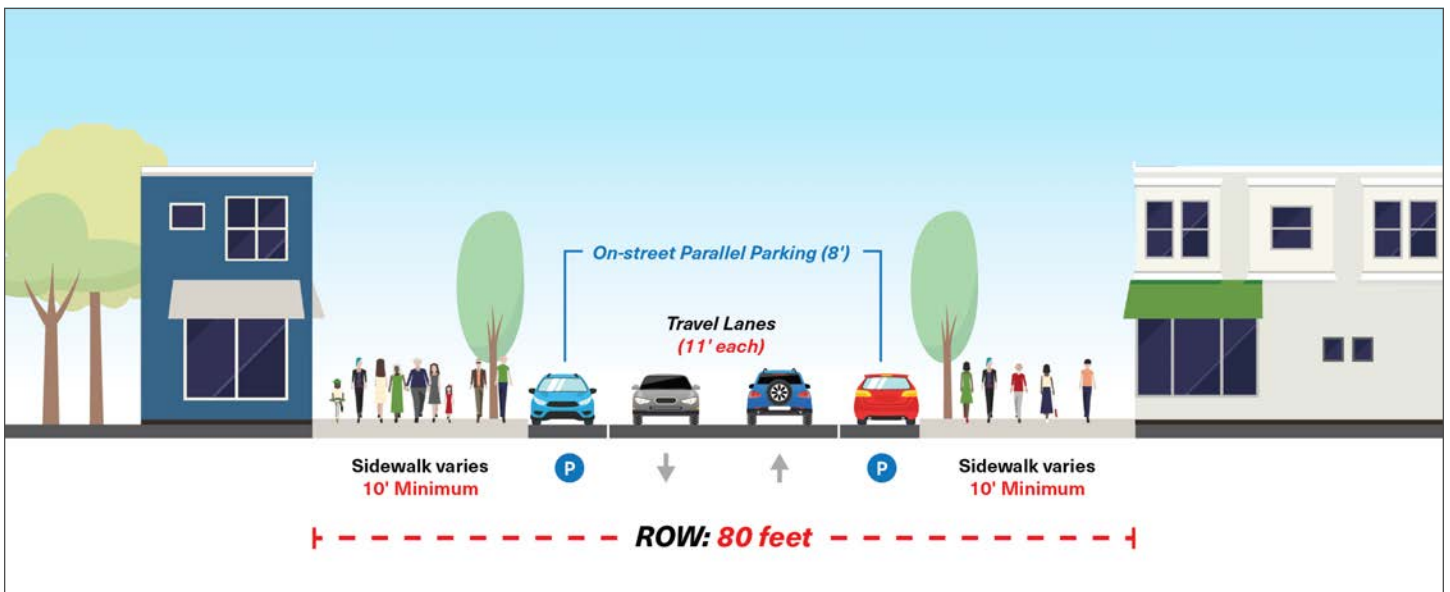
- To improve the sense of place and walkability in Downtown, it's important to differentiate between corridors that prioritize vehicular circulation and parking, and those where pedestrian activity is the focus.
- Avenue C presents a great opportunity for a pedestrian-focused corridor that complements the businesses along 3rd Street and provides a flexible space where the street can be closed to traffic for special events.



## Local Residential Street

### Primary focus: Residential

This street section controls vehicular traffic with narrower travel lanes and parallel parking on the shoulders. Residents and pedestrians are the main focus here, allowing for ample walkable space with a shared use path for a variety of uses such as biking, walking, and running, mirrored by standard residential sidewalks.

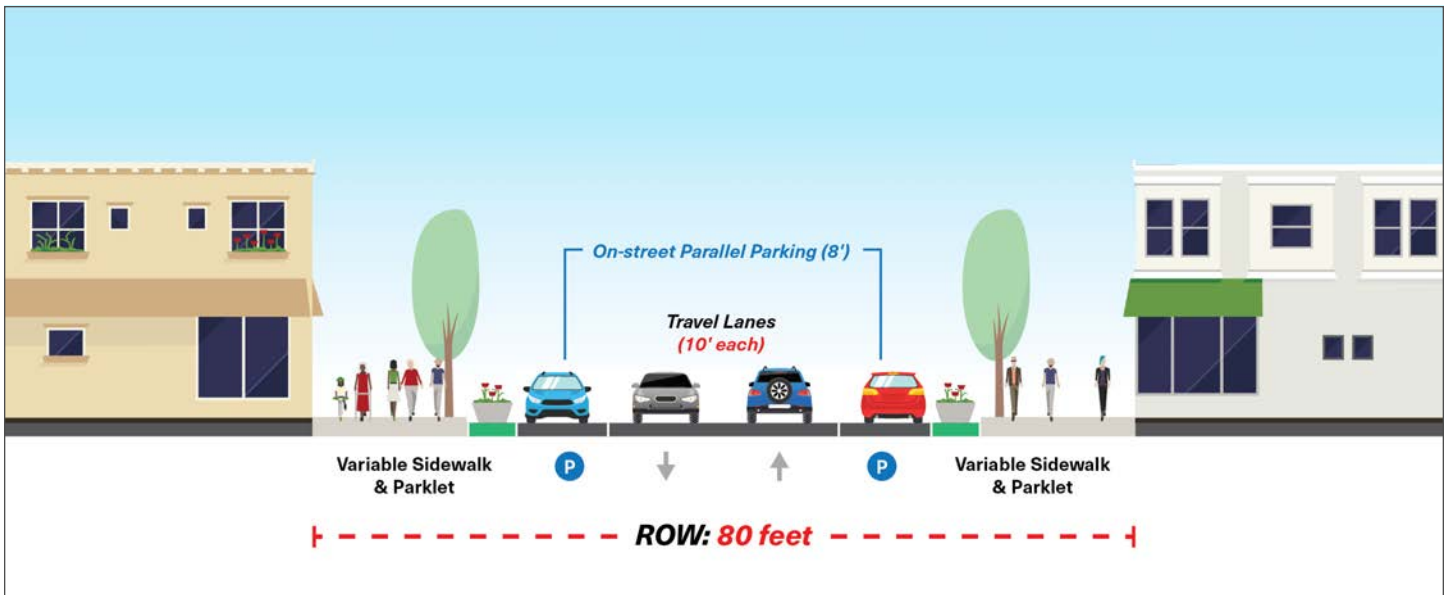


## Local Urban Street – 10-ft. Min. Sidewalk

### Primary focus: Sidewalk space

The local urban section makes up most of the streets downtown. Wide sidewalks are a key component of a walkable, pedestrian-oriented town center. The local urban streets downtown will all have a 10-foot minimum sidewalk, varying with the allowable space given varying buffers, building frontages, and existing curb lines.

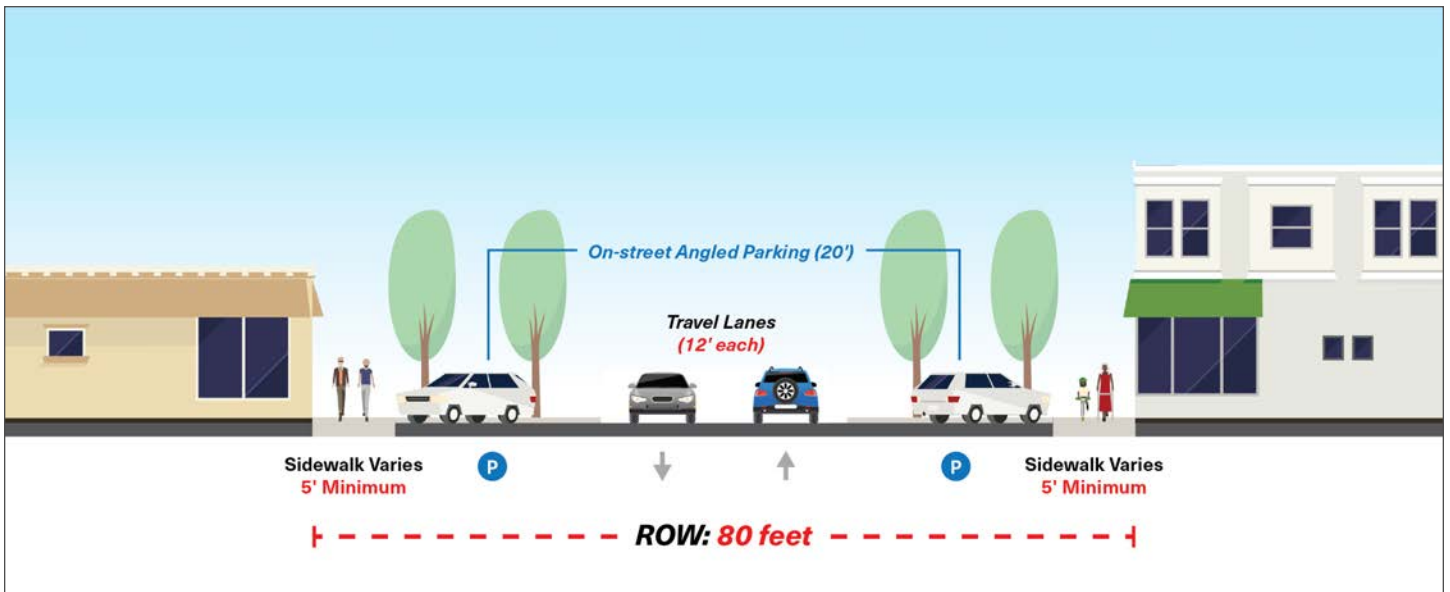




## Local Urban Street – Flex

### Primary focus: Pedestrian traffic

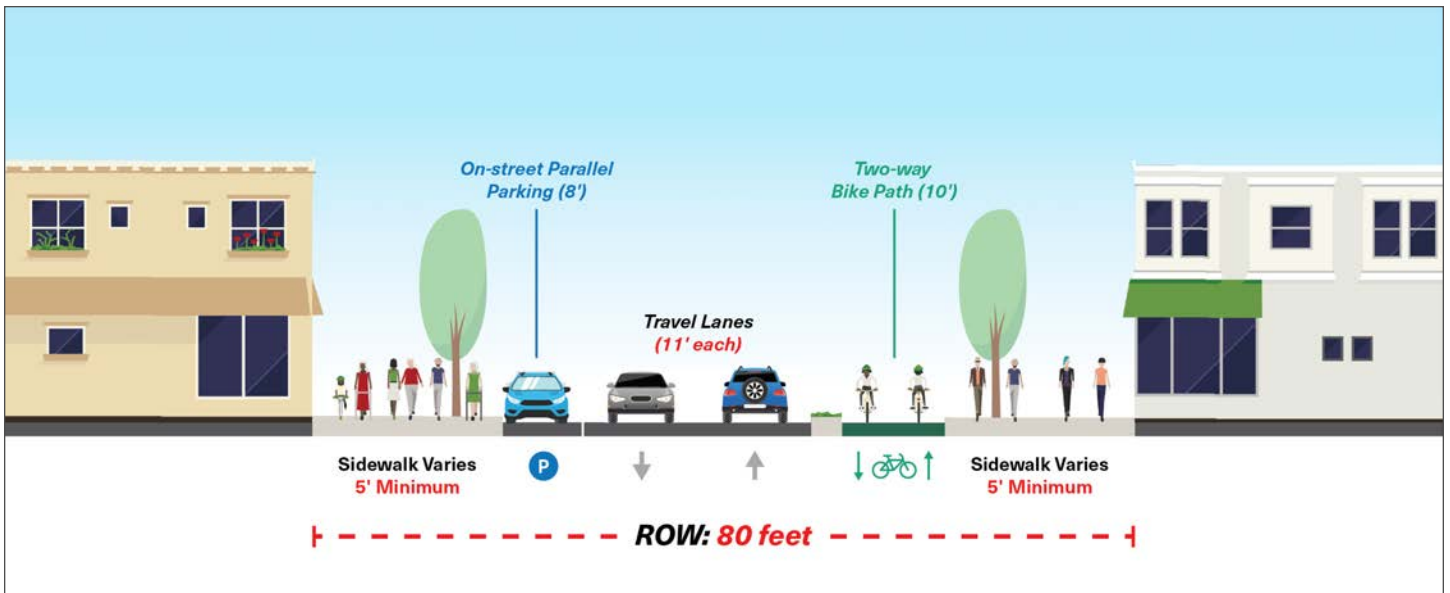
The local urban flex street section is meant for the southern half block of Ave C between 3rd and 2nd Street. This section prioritizes pedestrian traffic because of the proximity to the proposed pedestrian corridor and the possibility of the section being used as outdoor seating or activity space.



## Urban Street

### Primary focus: Vehicular traffic & parking

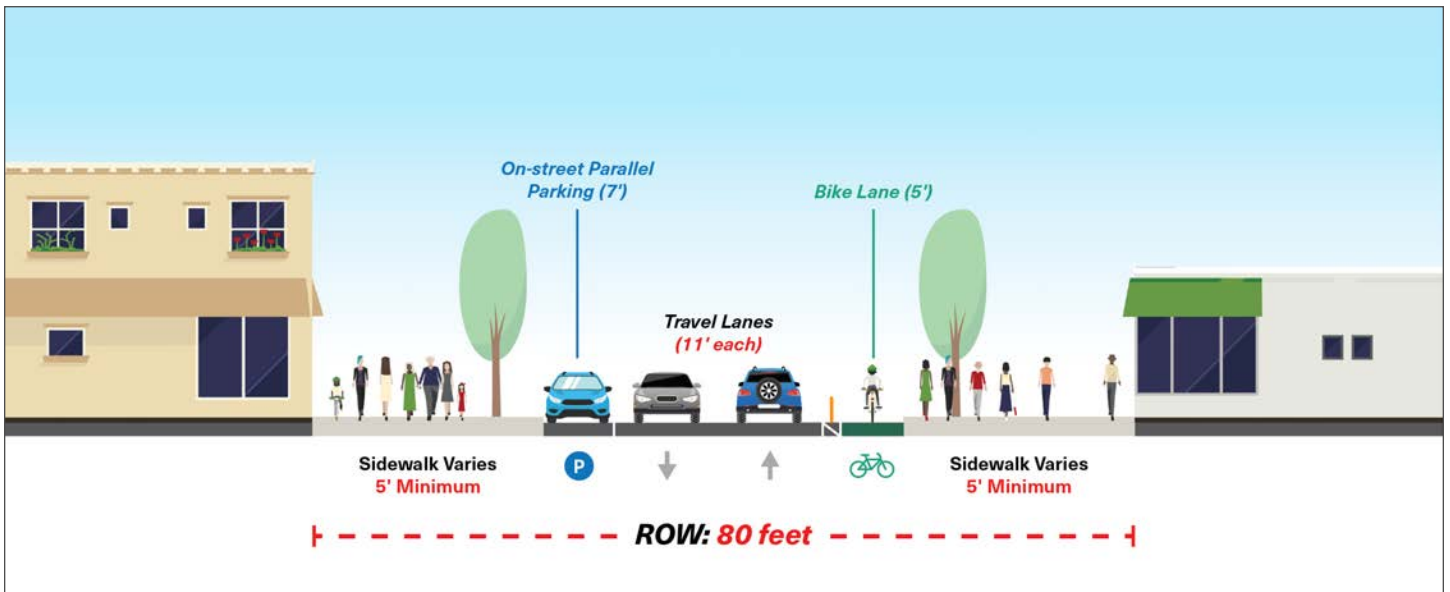
The urban street section is meant to put an emphasis on traffic flow, primarily pertaining to Ave D, which is considered the main north-south corridor that connects downtown to other attractions and destinations in Burk. There is angled parking lining the wide travel lanes to accommodate people traveling downtown to walk, shop, go to church, or just enjoy time out on the town.



## 3rd Street

### Primary focus: Multimodal travel options

The future of 3rd Street for Burk's downtown is key. This corridor from Holly to Ave E prioritizes a variety of travel options for pedestrian and vehicular travelers alike. Separated bike lanes emphasize the pedestrian focus that connects to the local residential and local urban sections. The appropriately sized travel lanes and parallel street parking show the vehicular prioritization, further supporting local business and industry by making it easy for travelers to come and stop downtown.



## Avenue D (TxDOT)

### Primary focus: North-south connection

Ave D, which is TxDOT maintained from 3rd Street southward, presents an opportunity to connect destinations like public schools and businesses downtown. Appropriately sized travel lanes, paired with a separate bike lane and variable sidewalk widths ensure that pedestrian and vehicular travelers will be able to reach downtown easily, since both travel modes are accommodated.

# Spotlight: Vacant Buildings

Vacant buildings are a problem in communities across the country. High maintenance costs, safety and crime issues, a lack of tax revenue, and impacts on surrounding properties are just a few of the struggles created—particularly when there is a concentration of vacant buildings and/or property. Over time, that detracts from the initial character of the area and create a negative character all its own. The Lincoln Institute of Land Policy has written that vacant buildings have reached an “epidemic level.” Burkburnett also suffers from pockets of “hyper-vacancy,” a term coined by Alan Mallach, which is defined as “blocks and neighborhoods where vacant buildings and lots comprise 20% or more of the building stock.” Vacant properties have also been referred to as a “self-feeding problem” by the National Vacant Properties Campaign, meaning that their presence influences more vacancies as residents and property owners flee the decline or choose to no longer participate in maintenance of their own property, due to the state of the neighboring buildings and lots. The financial burden created grows exponentially with every year a property remains vacant or abandoned.

The good news is that there are a number of strategies from which the City of Burkburnett can choose to begin proactively addressing the issue. Furthermore, these strategies could be adapted or expanded to other neighborhoods, if there is a desire by the community to do so.

## Property Maintenance Codes

These types of codes address the condition of existing buildings, including those that are vacant. This approach changes the issue of maintenance of buildings from something owners may choose to perform to something they are required to perform. Cities may write their own codes, or they may adopt the leading standard code, available from the International Code Council (ICC). They follow a process that utilizes experts to compile the code and review it periodically. The standard code may be modified by creating adjustments in the adoption process that tailor it to specific issues present in the community. This standard code also eliminates many of the “judgment calls” that so many nuisance codes rely upon, which can make them challenging to enforce. The process of penalty for properties in violation of an adopted property maintenance code include notices of violation to the property owner - which, if ignored - may result in citations, prosecution, billing for abatement by the City, and if necessary, a lien on the property. Benefits include:

- Accountability of property owners.
- Increased pride of ownership.
- Incentive to maintain or transact property, rather than allowing it to sit and fall into disrepair.

To implement, Burkburnett would need these resources:

- Empowered code enforcement official(s).
- A legal process which is carefully orchestrated amongst

the appropriate municipal parties.

- A commitment by all parties to implement the process consistently.
- Support from elected officials.
- A committee to thoroughly review the code.

Texas cities which use this approach include: Prosper, Canyon, Wilmer, and Texarkana.

## Vacant Building Registration

Implementing a vacant building registry requires building owners to register their building if it is not being used. The primary goal of a vacant building registry is to manage the negative effects that vacant buildings may have on Burkburnett, as well as provide a resource by documenting underused buildings. The fees, when collected, can be used to trigger beautification and rehabilitation.

Benefits of creating and maintaining a vacant building registry include:

- A tool to manage vacant buildings in various stages of repair/disrepair.
- Provides developers with a resource to find buildings that are available/the city has an interest in redeveloping.
- Stabilization of surrounding property values and levels of safety.
- Promotes temporary receivership to local governments or non-profits.
- Disincentivize building owners from leaving them vacant or letting them fall into disrepair.

If Burkburnett were to implement a vacant building registry, they would need staff time to build and manage the registry of buildings, as well as the creation of clearly-communicated requirements for the community and property owners to follow.

Steps would include:

- Setting up the infrastructure for such a process.
- Getting word out to the community, as well as an effective date for the registration requirement to go into effect.
- Compilation of metrics/requirements that vacant building owners must adhere to.
- A plan for utilization of the fees associated with the process.
- A list of contractors, developers, or redevelopment agencies that can talk with property owners to find a strategy for redevelopment.
- Inspectors to inspect vacant buildings from property standards.
- Staff time to administer fees and collect fees.



- Staff time/consulting time to determine metrics for fees.

Texas cities which use this approach include: Paris, San Angelo, Cuero, and Lewisville.

## Voluntary Relinquishment

Voluntary Relinquishment relies on building owners that may have a desire to improve their building, or work with someone who can, but don't have the time, resource or expertise to do so. Often, this method is used for building owners that have a specific vision for their property as well. Once candidates for voluntary relinquishment are identified, they can be connected with someone in the community who can both fulfill the goals of Burkburnett and building owner. Some benefits of voluntary relinquishment include:

- Provides method for willing but unable owners to put their buildings back to good use.
- Enables the city to acquire the building at a less-than-market rate.
- Fosters collaboration between building owners and the city.

If Burkburnett were to implement this method, they would need staff time to engage with vacant building owners as well as staff to engage other community members who can help the building owner who is relinquishing the property to accomplish his desired goals. A few first steps for this method would be:

- Utilize a vacant building registry/lien review to find owners that may be willing to relinquish ownership.
- Contact vacant building owners and make them aware of the possibilities.
- Connecting willing building owners with developers who may purchase the relinquished building.

## Land Banking

Land banking is the practice of aggregating parcels of land for future sale or development by governmental entities or nonprofit corporations that are focused on the conversion of vacant, abandoned, and tax delinquent properties into productive use. Land banks are subject to state statutes, but generally can:

- Obtain property at low or no cost through the tax foreclosure process
- Hold land tax-free
- Clear title and/or extinguish back taxes
- Lease properties for temporary uses
- Negotiate sales based not only on the highest bid but also on the outcome that most closely aligns with community needs, such as workforce housing, a grocery store, or expanded recreational space

Some benefits of land banking include:

- Creates centralized control of land that is important for redevelopment.

- Facilitates creation of larger parcels for missing middle housing.
- Avoidance of the significant cost burden of property maintenance for the city.
- Property can fully realize its highest and best use.

If Burkburnett were to implement this method, they would need the following resources:

1. Funding source for acquisition.
2. Tax professionals to evaluate liens/delinquencies on a property's tax rolls.
3. Research of existing enabling legislation.

While this method can be time-intensive, Burkburnett could follow these steps to implement:

1. Determine which local entity would be responsible for the program, as well as what the initial resources will be.
2. Consult with an attorney on an approach to land banking.
3. Refer to the vacant building registry to find worthy parcels for purchase.
4. Combine this method with voluntary relinquishment to find alternative ways to involve local building owners.

## Beautification Program/Sponsorship

A beautification program or sponsorship can be used to improve the area around which a building sits. Beautification can occur by the removal of blight like trash and debris, or added trees, planters, or temporary chairs. The city can partner with an organization that is interested in maintaining a particular block of the downtown area. Benefits of a beautification program or sponsorship are that the city can use the talents, time, and resources of the community to keep particular blocks of the city clean for a relatively low cost. Implementing a program like this would require:

- Staff time to identify properties that would be eligible.
- Staff time to coordinate with organizations that would sponsor particular areas of the city.
- Volunteer time to plant trees/shrubs or paint vacant structures.

If the city were to implement a beautification program, some immediate steps that could be taken would be to:

1. Determine what outcomes you want from this program. What block needs to look better and why?
2. Contact organizations interested in sponsoring a block of downtown.
3. Meet with said organizations to communicate the city's intent with the beautification program and inquire whether said organization can meet these intents.

## Vacant Window Infill

Vacant window infill is a temporary measure used to increase

the curb appeal of a vacant building, prevent vandalism, and improve the area in which it sits. Often, vacant buildings are boarded up or windows are filled in, which only further creates the feel of blight. Benefits of vacant window infill include:

- Filling vacant windows with interesting artwork can produce interest in different properties by prospective developers. It can also incorporate things like historic photos and renderings that help passersby envision the building in a new way.
- A fun way for citizens to interact with the built environment and reduce blight.
- Covers potential entryways into buildings and gives the impression of occupation, enhancing safety.

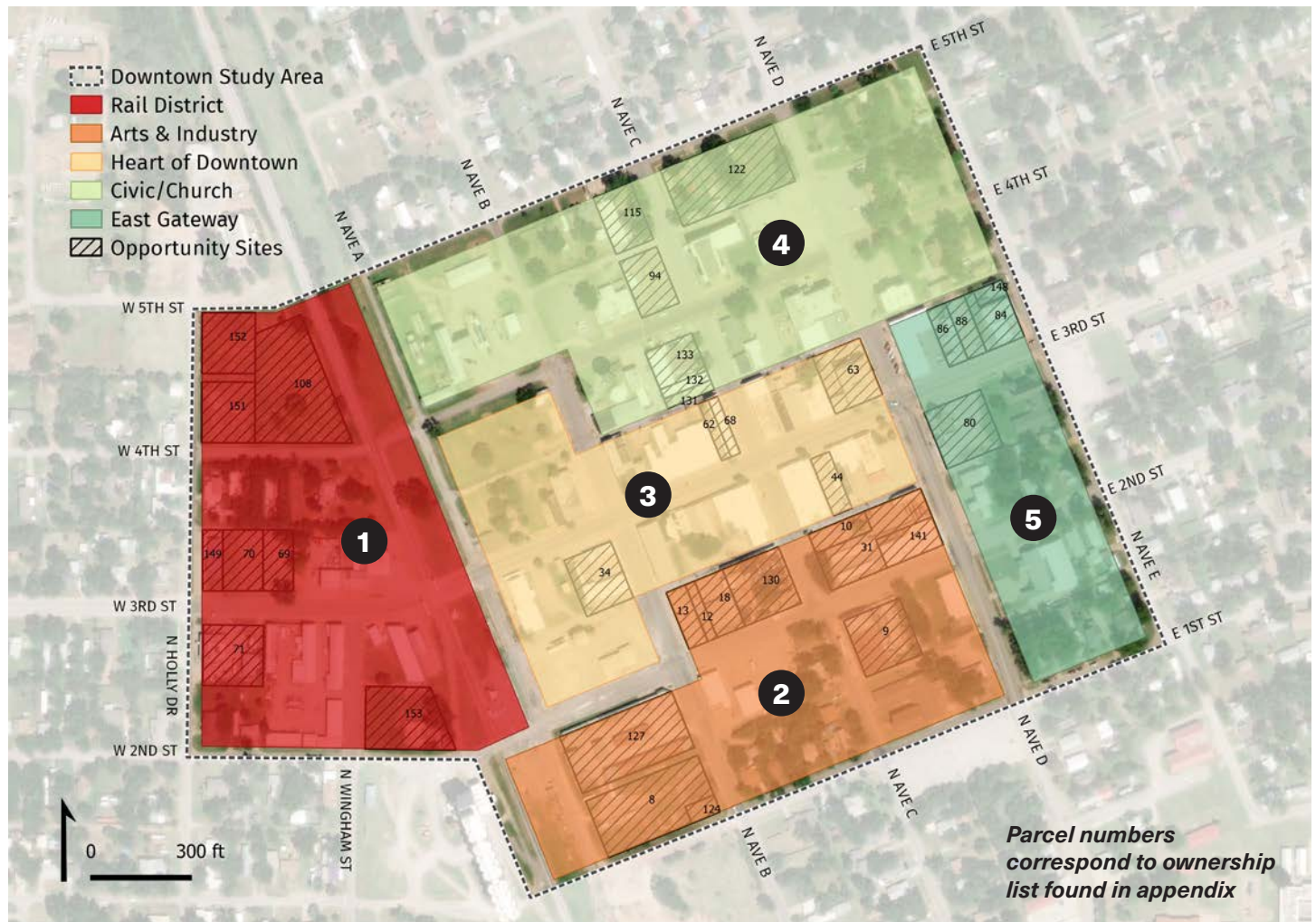
If Burkburnett were to implement vacant window infill, they would need staff time to determine locations for infill, time to coordinate with local arts organizations to determine a design for the vacant window infill, and time to work with local artists and volunteers to implement the design. Steps to help Burkburnett implement this would be:

1. Utilize vacant building registry to determine buildings suitable for window infill.
2. Discuss strategy with building owners.
3. Contact arts organizations to help with designs for vacant windows.
4. Find volunteers to help execute the infill.

# 4. CHARACTER DISTRICTS.



# Downtown Character Districts





# Character District 1: 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:

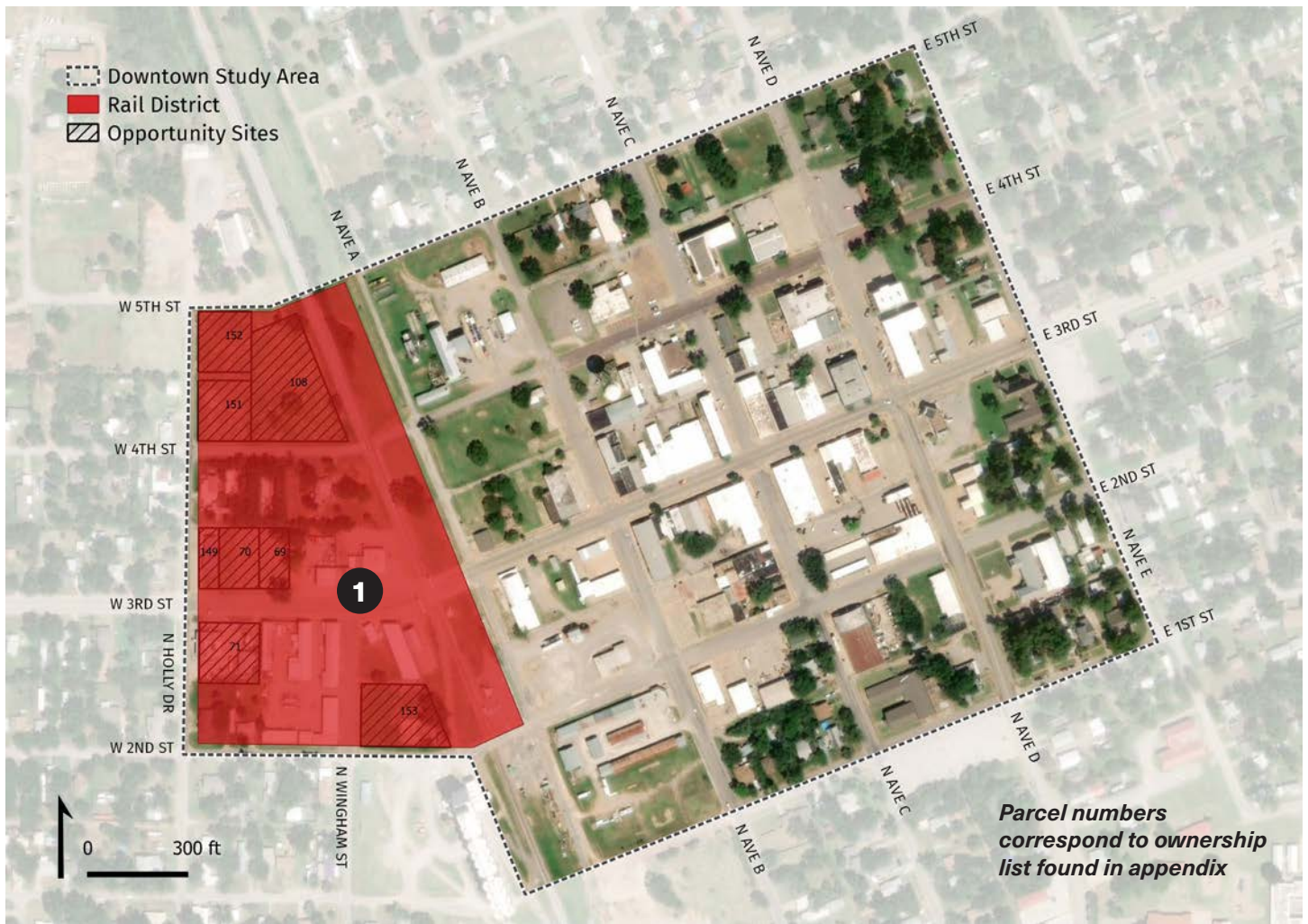
- City yard facilities could use additional screening, paint, and surrounding landscaping to soften the disruption along the street frontage and visual impact.
- A clear gateway signaling the departure of vehicular traffic out of the residential district into downtown is needed.
- Sidewalks only partially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









# Character District 2: 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:

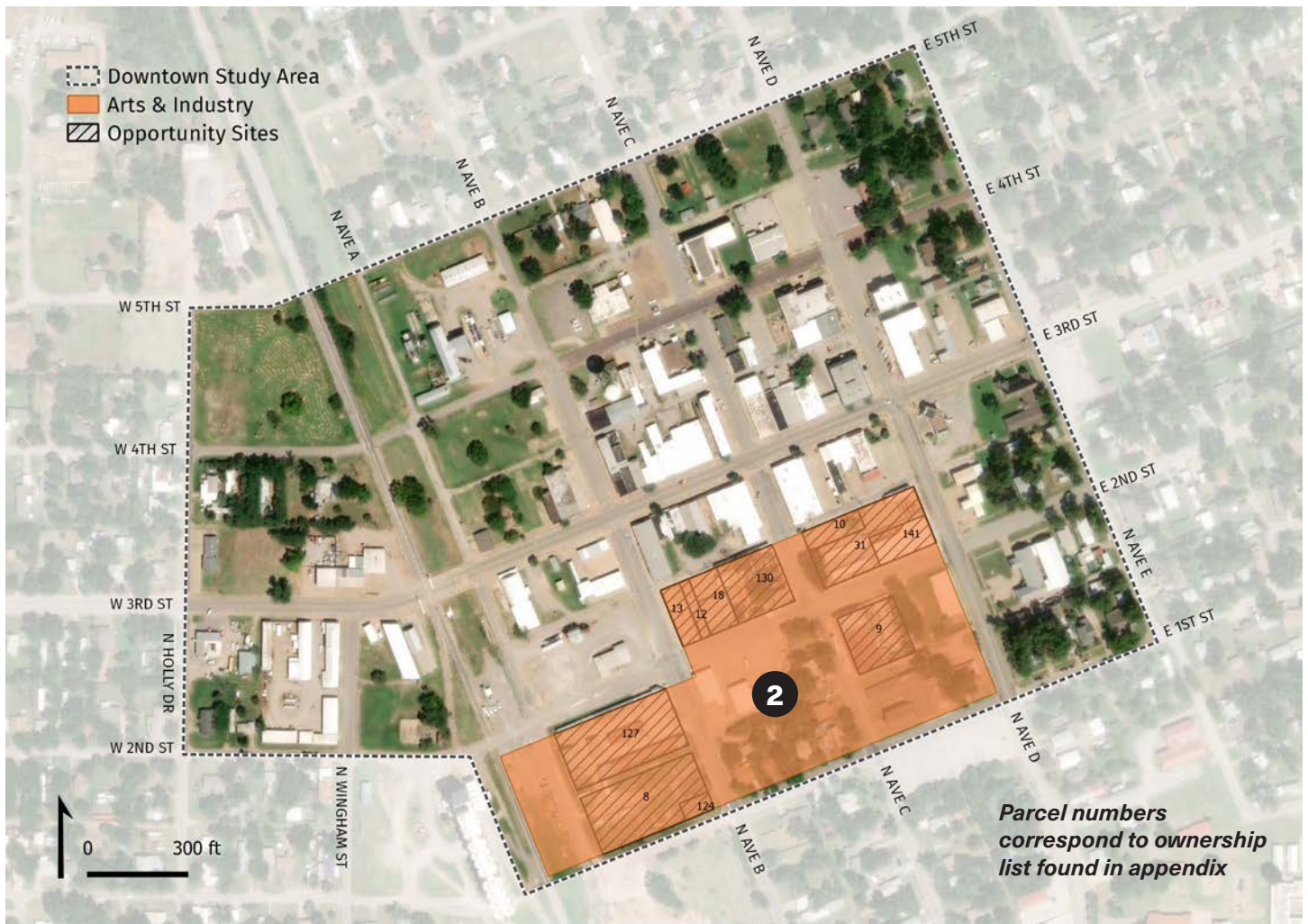
- The city block at SW corner of North Avenue B & East 2nd Street (the site of a former lumberyard) represents a sizable piece of property that could be repurposed while preserving a site which brings to mind days gone by, when this sort of lumberyard was a cornerstone of many downtowns. The buildings 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.









# Character District 3: 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.









# Character District 4: 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.









# Character District 5: East Gateway

## Characteristics:

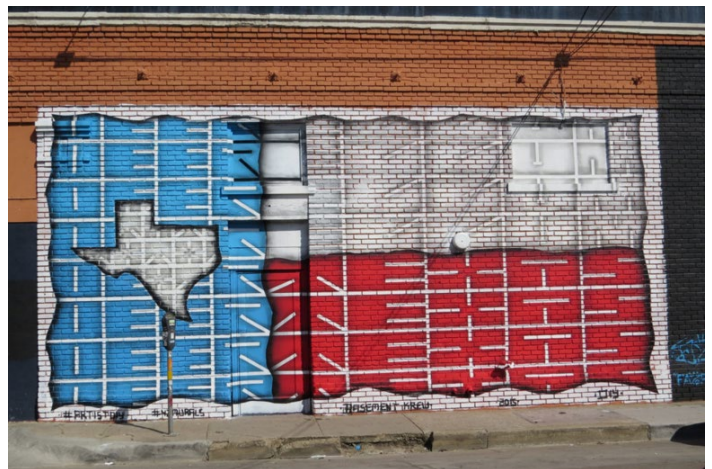
- This zone consists of churches, residences, vacant buildings, and two existing retail businesses.
- The established neighborhood fabric and church properties need to be bolstered by compatible non-residential usage of the existing vacant buildings.
- Close proximity to the nearby interstate highway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

## Observations:

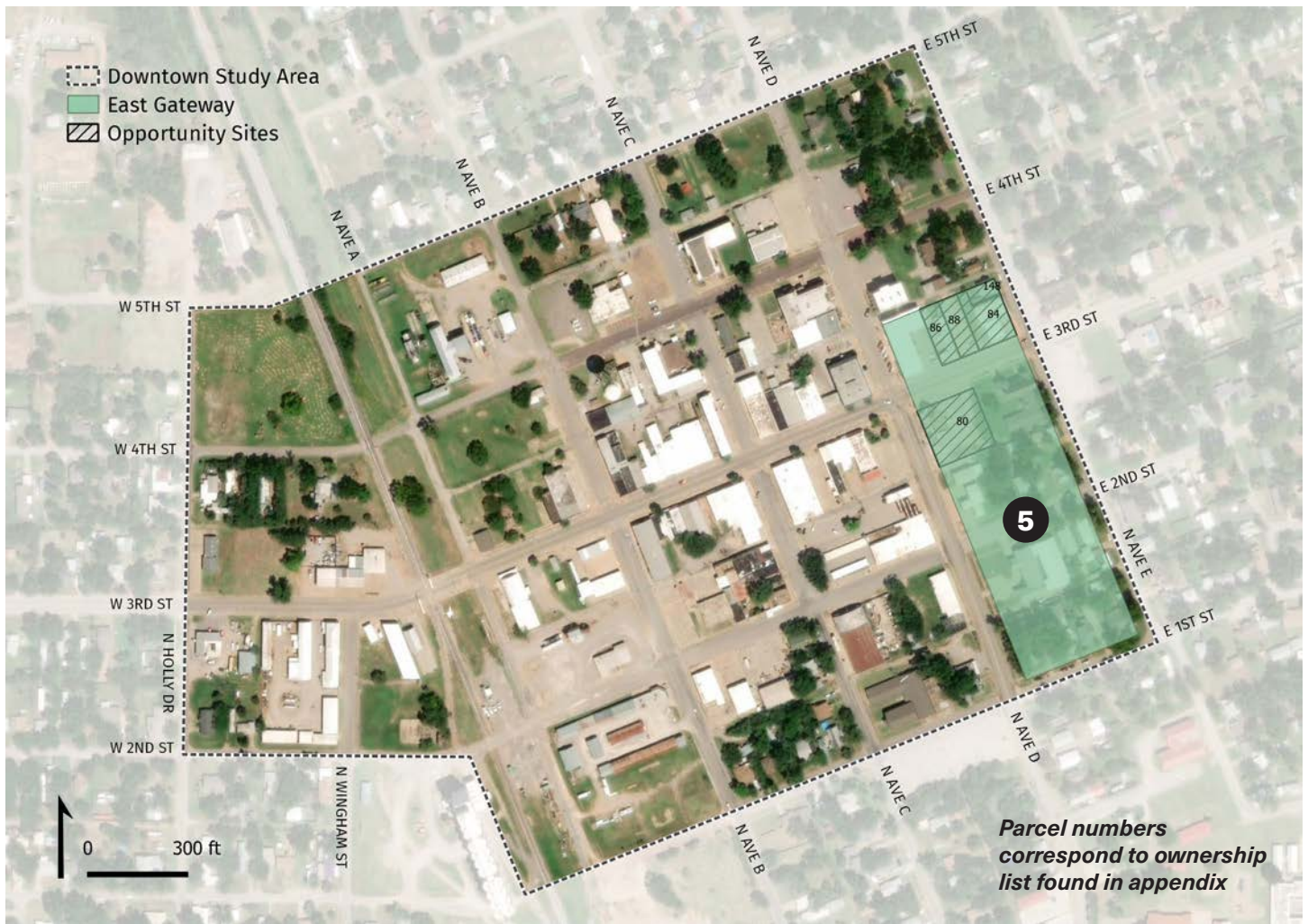
- Visual cues to slow traffic entering the area are important, especially with a lack of protected pedestrian crossing East 3rd Street at North Avenue D.
- Existing vacant buildings appear to be in adequate condition for reuse.
- The architecture of the historic gas station building, the hardware store, 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:

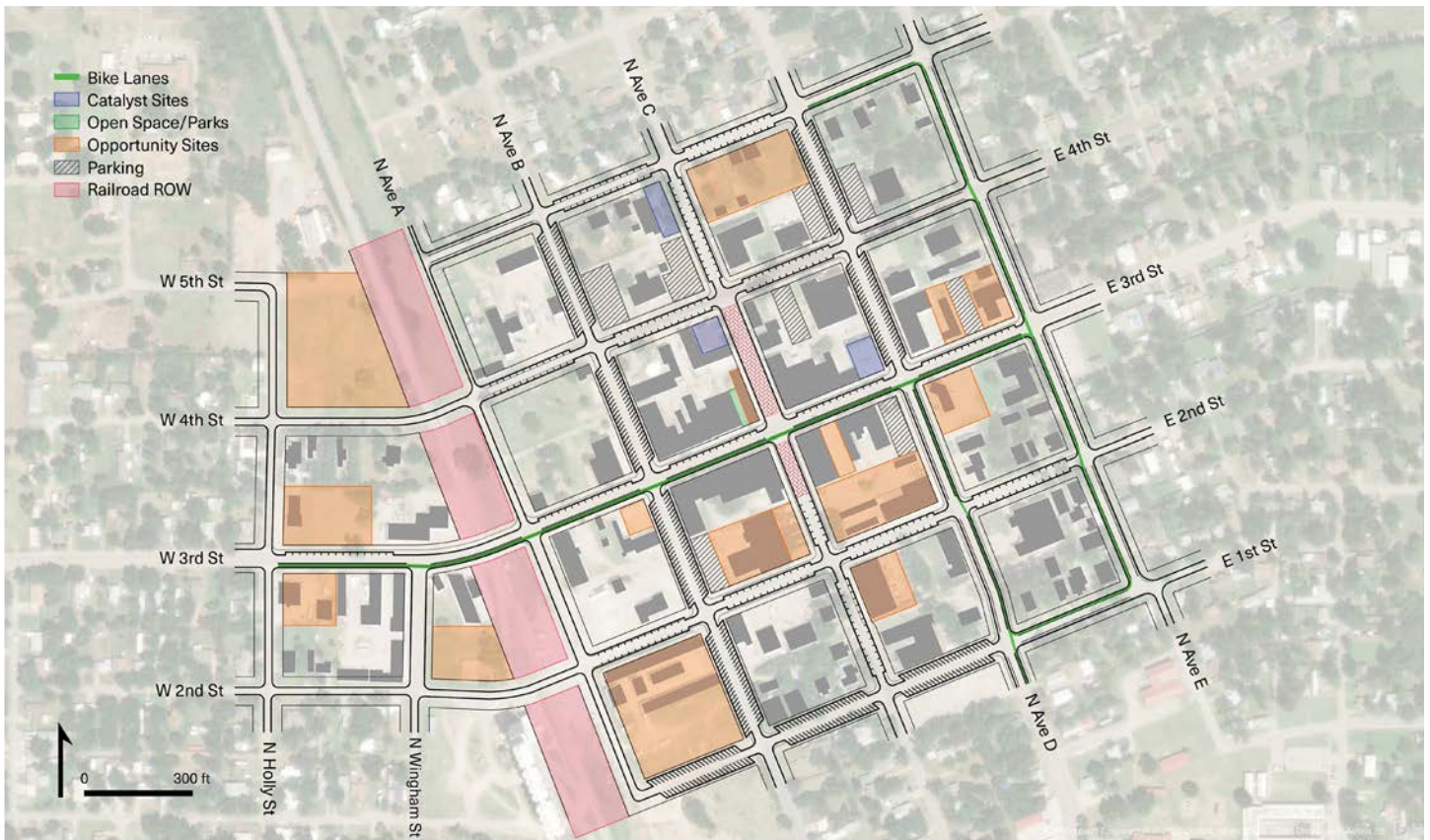
- The gas station at the southeast corner of East 3rd Street and North Avenue D should be protected and preserved. The surrounding large parking area could be repurposed with public art, entry signage, or other attractive details to appeal to motorists and walkers alike.
- The vacant commercial buildings 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.











# Proposed Concept Plan





## Parcel 115 // Character District 4 (*City-owned*)

### **Southwest Corner of 4th Street & Avenue C: Former City Hall**

This site connects the nearby residential neighborhood to the heart of downtown and would create activity to draw pedestrians down what we have denoted as a pedestrian corridor running down Avenue C. In the context of the study area, the advantages of the site are that it is owned by the city and isn't needed for city operations, therefore the cost of development could be driven down by the city working out a low-cost arrangement with potential businesses/developers. The site also has a "yard" area which would make for a great outdoor seating area, drawing pedestrians into the alley entrance of the adjacent "pocket park" that is also a potential attraction. There is plenty of parking at the library to accommodate both destinations. Disadvantages of the site might be that the adjacent Volunteer Fire Department (VFD) would need to agree not to run trucks down the east part of the shared alley, as well as the removal of the existing defunct satellite dish.



Parcel 133 // Character District 4 (*City-owned*)

**Southwest Corner of 5th Street & Avenue C: Open space adjacent to senior center**

This open space next to the active Senior Center is a great opportunity for some open space growth. It has great tree cover for hot summer days or sunshine in general. The plot is approximately 13,000SF and currently only has one picnic table and bench. It represents a different type of catalyst opportunity, offering the potential for a small park to serve tenants and workers in the downtown study area. Its location next to the Senior Center, Library, and church makes it accessible to all of those audiences. It also represents a very low cost catalyst for the community.



## Parcel 68 // Character District 3

### **Northwest Corner of East 3rd Street & North Avenue C: Commercial building**

The property at this location has a strategic advantage over other properties in the Heart of Downtown as a place to kickstart redevelopment. The location along the pedestrian corridor, the building's extensive frontage along two major streets within the area, and the layout of the building itself makes it versatile and adaptable to housing a number of uses. It is also already bordered by a nicely-updated sidewalk, a ramp, and street bump-out. The adaptation of this building would activate this entire section of the downtown study area. Note: this is a privately-owned property, so this recommendation is made with the recognition that the property owner would need to be consulted by the City in the revitalization process.



## Parcel 63 // Character District 3

### East 3rd Street & Avenue D: Vacant bank building

This site is of significance in the downtown study area due to its placement at a major street intersection, the eastern gateway to the area. If this building was reactivated, it would form a hub of activity with the First Bank on the west corner, Snappy Stop in the historic gas station on the east corner, and Ace Hardware on the north corner. Because it is a vacant building with significant square footage, it has many options. Renovations would be needed to make it suitable for future tenants, such as window facades and addressing the lack of curb appeal.





## Parcel 34 // Character District 3

### **Southwest Corner of East 3rd Street & North Avenue B: Old car wash station**

This recommended catalyst site is critical to the redevelopment due to its proximity to the western gateway into the downtown study area, its visibility from East 3rd, and is just one block from the designated pedestrian corridor. Its layout makes it easily adaptable for reuse, as discussed in the Character District 3 chapter. The structures provide ample shade. Due to the size, some creativity to break up the hardscape and incorporate some green space would brighten up the corridor. It represents the one location along East 3rd and in the Heart of Downtown to create a buzz with outdoor activity. Note: this is a privately-owned property, so this recommendation is made with the recognition that the property owner would need to be consulted by the City in the revitalization process.



## Parcel 130 // Character District 2

### **Northwest Corner of East 2nd & North Avenue C: Industrial building**

The Arts & Industry district has an interesting character that could be capitalized upon to create a unique feel, but a catalyst is needed to start that process. This site is of utmost importance as it is positioned right next to the pedestrian corridor, is adjacent to a well-established and successful business, and its square footage provides a great opportunity for adaptive reuse. It would set the stage for more arts and industrial redevelopment, and provide an anchor for the district. Note: this is a privately-owned property, so this recommendation is made with the recognition that the property owner would need to be consulted by the City in the revitalization process.

# **5. IMPLEMENTATION STRATEGY.**



Highlighted in **orange** are the implementation actions that together form the "First Five" actions the City of Burkburnett should pursue first to produce early wins. These are also compiled here for ease of reviewing.

- ▶ Provide interesting, thought-provoking, and photo worthy features such as art walls/ murals, mosaics, sculptures, fountains, landscaping, potted plants, multi-colored lighting, and vintage decor. **(1.3.b.)**
- ▶ 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.f.)**
- ▶ 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. **(2.1)**
- ▶ Partner with the entities (including, but not limited to, those in the appendix) by having a City-hosted summit to identify, connect, organize, and empower community partners to contribute toward implementation efforts. **(4.1)**
- ▶ Pursue petitioning of TxDOT to take 3rd Street (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. **(5.3)**

# 1. REIMAGINE.

- Accessible, immediate impact
- Strategic, high impact

## What's needed:

🏠 Policy   🤝 Partnerships   🔍 Research   💰 Resources

## 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 fries, 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 by adding comfortable seating. Ensure these items are maintained in excellent condition. 🤝💰
  - 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, and vintage decor. 🤝🔍💰
  - 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 3rd Street, 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.
  - 1.4.a. ● Create the regulatory framework to allow a mix of these types. 🏠
  - 1.4.b. ● Seek out and establish relationships with small-scale developers familiar with downtown housing products. 🤝🏠
  - 1.4.c. ● Compose a “downtown housing” incentives package that can be used to leverage both infill/new construction and redevelopment projects. 🏠🔍

*\*For detailed explanations, see Ideas for Community Events on page 65*

# 2. RE-EXAMINE.

- Accessible, immediate impact
- Strategic, high impact

## What's needed:

📋 Policy   🤝 Partnerships   🔍 Research   💰 Resources

## 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.
  - 2.1.a. ● Consider a stand-alone zoning district or overlay for the downtown study area. 📋
- 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.
  - 2.2.a. ● Make sure these types of uses are allowed. Specifically focus on zoning and permitting regulations, but general regulations should be reviewed as well. 📋
  - 2.2.b. ● Identify options for modification. 🔍
  - 2.2.c. ● Hold necessary discussions with affected/involved parties. 🤝
  - 2.2.d. ● Draft necessary amendments to codes. 📋
  - 2.2.e. ● Follow state requirements for publication, engagement, hearings, and adoption. 📋
  - 2.2.f. ● Feature fact sheets that summarize the changes on the City website and have printed versions available at City Hall. 📋
- 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.
  - 2.3.a. ● Become familiar with new legislation passed in 2019 limiting the ability of City to specify building materials. 🔍
  - 2.3.b. ● Research requirements and discuss possibility of making application to designate Burkburnett a Main Street city or Certified Local Government. 🔍
  - 2.3.c. ● Complete a historic resources survey or assessment. Consider partnering with Texas Downtown Association, Texas Main Street Association or Texas Historical Commission for assistance, if eligible (see 2.3.b). 🤝 🔍 💰
  - 2.3.d. ● Research and draft requirements to address both existing renovations and new construction. 📋 🔍
  - 2.3.e. ● Align incentive programs for the downtown study district with these requirements, to assist property owners in completing projects that meet the intent of the new amendments. 📋 💰
- 2.4. Reexamine development regulations to include limitations that can increase and preserve the presence of local businesses downtown, rather than generic chains.
  - 2.4.a. ● Research restrictions that can be incorporated into zoning code to accomplish this. %
  - 2.4.b. ● Identify options for modification. 🔍
  - 2.4.c. ● Hold necessary discussions with affected/involved parties. 🤝
  - 2.4.d. ● Draft necessary amendments to codes. 📋
  - 2.4.e. ● Follow state requirements for publication, engagement, hearings, and adoption. 📋
  - 2.4.f. ● Feature fact sheets that summarize the changes on the City website and have printed versions available at City Hall. 📋
- 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.\*
  - 2.5.a. ● Have discussions with key partners, social media managers, and the local newspaper. 🤝
  - 2.5.b. ● Assess how the general public is currently getting this information. 🔍
  - 2.5.c. ● Identify additional ways of sharing the information, and formulate a strategy that can be followed for every local event to be held in the downtown study area. 🤝 🔍
  - 2.5.d. ● Determine the roles and responsibilities for disseminating this information. 🤝



- 2.5.e. ● Once a year, re-evaluate the process to ascertain its success, and make modifications and improvements. 🔗
- 2.6. Reexamine the enforcement of codes prohibiting junk vehicles and nuisances, and that address animal control.
  - 2.6.a. ● Hold discussions about the current perception expressed by the public about enforcement. 🔗🔍
  - 2.6.b. ● Review the adopted codes to understand the City's current authority. 📄🔍
  - 2.6.c. ● Consider whether adoption of ICC's Property Maintenance Code would provide more guidance. 📄🔍
- 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.
  - 2.9.a. ● Discuss plans for expansion and capital improvements annually. If opportunities exist, consider the downtown study area as a primary contender. 📄🔗💰
- 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.
  - 2.11.a. ● Survey existing business owners in the downtown study area to learn about their ongoing challenges. 🔍
  - 2.11.b. ● Compile a list of business resources that are currently available. 🔍
  - 2.11.c. ● Review this list and diagnose what is missing. Work with available partners to brainstorm solutions that fill in the gaps. 🔍

*\*For detailed explanations, see Ideas for Community Events on page 65*

# 3. CREATE.

- Accessible, immediate impact
- Strategic, high impact

## What's needed:

📋 Policy   🔗 Partnerships   🔍 Research   💰 Resources

### 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.
  - 3.1.a. ● Once development within the downtown study area begins to create a hub of activity, identify a location appropriate for this type of sign or display at/near the intersection of E 3rd St and N Avenue C. 💰
  - 3.1.b. ● Identify a responsible party for keeping the sign or display updated on a regular basis. 🔗
- 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.
  - 3.2.a. ● Put together a call for volunteers. 🔗
  - 3.2.b. ● Identify quarterly dates for clean-up events. 🔗
  - 3.2.c. ● Utilize sponsorships to collect equipment to be used in clean-up events. 🔗
- 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. 🔗

*\*For detailed explanations, see Ideas for Community Events on page 65*

# 4. PARTNER

- Accessible, immediate impact
- Strategic, high impact

## What's needed:

📋 Policy   🔗 Partnerships   🔍 Research   💰 Resources

## 4. Partner.

- 4.1. Partner with the entities\* (including, but not limited to, those listed under *Ideas for Community Events*, p. 65) by having a City-hosted summit to identify, connect, organize, and empower community partners to contribute toward implementation efforts:
  - 4.1.a. ● The City should facilitate an open dialogue that results in a resource inventory of all potential partners (individuals, groups, and agencies) willing to contribute time, talent, and/or funding. 🔗 💰
  - 4.1.b. ● The City should facilitate a prioritization of this chapter's implementation steps by the group with an emphasis on stringing together small projects and successes over time to incrementally build momentum. 🔗
  - 4.1.c. ● Entities and individuals who want to take part in the implementation of this plan must formally commit to their prospective roles and timelines so that everyone involved can be held accountable. 🔗
  - 4.1.d. ● The City should formalize the participants, roles, resources, projects, and timelines and establish a process to regularly evaluate progress, celebrate successes, and prioritize new projects for the upcoming period. 🔗
- 4.2. Partner with the Culinary Academy to:
  - 4.2.a. ● Offer cooking classes in combination with a community event. 🔗
  - 4.2.b. ● Work in combination with local growers. 🔗
  - 4.2.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. 🔗 🔍 💰
- 4.3. Partner with local volunteer organizations to:
  - 4.3.a. ● Sponsor pop up events within the downtown area. 🔗
  - 4.3.b. ● Hold festivals within the downtown area at least once every six months. 🔗
  - 4.3.c. ● Experiment with temporary installations or demonstrations of concepts. 🔗 🔍
- 4.4. Partner with regional entities that can create additional tourism opportunities.
  - 4.4.a. ● Talk with the City of Iowa Park to determine how the two communities can help one another. 🔗
  - 4.4.b. ● Reach out to special interest groups (such as classic car enthusiasts or arts/music groups) to coordinate events and referrals of visitors. 🔗 🔍 💰
- 4.5. ● Partner with local casino/hotels to cross-promote the community and offer transportation to downtown Burkburnett. 🔗 💰
- 4.6. ● Partner with the local school district to bring activities and events to the downtown area. 🔗 💰
- 4.7. ● Partner with community activists and groups to coordinate decor of W/E 3rd St for holidays, community events, local sports, etc. 🔗 💰
- 4.8. ● 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. 🔗 💰
- 4.9. ● 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. 🔗 🔍 💰





\*For detailed explanations, see *Ideas for Community Events* on page 65









# 5. PURSUE

- Accessible, immediate impact
- Strategic, high impact

## What's needed:

 Policy
  Partnerships
  Research
  Resources

## 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 3rd Street (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.  
- 5.6. ● Pursue adoption of the ICC Existing Building Code, which makes allowances for existing buildings that the other ICC building codes do not. 
- 5.7. ● Pursue designation of the property immediately east of the Seniors Center as an official City park. 

*\*For detailed explanations, see Ideas for Community Events on page 65*

**APPENDIX.**

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# Ideas for Community Events

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## 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

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**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.

# Parcel Ownership Table

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

# Possible Organizational Partners

Organization	Location	Contact Phone	Contact Email/Website
American Indian Chamber of Commerce of OK	-	(918) 624-9382	<a href="http://aiccok.org/">http://aiccok.org/</a>
BB Soccer Association	905 W Kramer Rd	(940) 569-4441	-
Boomtown Revitalization	-	-	<a href="mailto:boomtownrevitalization@gmail.com">boomtownrevitalization@gmail.com</a>
-	-	-	<a href="https://www.boomtownrevitalization.com/">https://www.boomtownrevitalization.com/</a>
Boy Scout Troop 600	-	-	<a href="https://nwtcbasa.org/">https://nwtcbasa.org/</a>
Boys & Girls Club	-	(940) 569-2812	-
Burkburnett Blacksox	-	(940) 569-3498	<a href="https://burkburnettblacksox.org/">https://burkburnettblacksox.org/</a>
Burkburnett Historical Society	104 W 3rd St	(940) 569-3304	-
-	-	(940) 569-0460	-
Burkburnett Lions Club	735 Davy Drive	(940) 569-1556	-
Burkburnett PD	Corner of 4th and Ave B	(940) 569-2231	<a href="https://www.burkburnett.org/police-department">https://www.burkburnett.org/police-department</a>
Burkburnett Rotary Club	301 E 3rd St (Tuesdays)	-	<a href="https://burkrotary.org/">https://burkrotary.org/</a>
Chamber of Commerce	104 W 3rd	(940) 569-3304	<a href="https://burkburnettchamber.com/">https://burkburnettchamber.com/</a>
Church of Christ	204 N Ave C	(940) 569-2593	-
Church of Latter Day Saints	1010 Arthur St	(940) 569-4749	-
Comanche Red River Casino	196747 OK-36, Devol, OK	(580) 299-3370	<a href="https://www.comancheredrivercasino.com/">https://www.comancheredrivercasino.com/</a>
Cruisin Nocona (Classic Cars)	115 W Walnut St. Nocona, TX	(940) 825-4825	<a href="mailto:jimsautoclub@gmail.com">jimsautoclub@gmail.com</a>
-	-	(229) 560-7596	-
Evergreen Healthcare Center	406 E 7th	(940) 569-2236	-
First Bank Burkburnett	300 E 3rd Street	(940) 569-2221	-
First Baptist Church	316 E 4th	(940) 569-1434	<a href="https://www.fbcburk.com/">https://www.fbcburk.com/</a>
First Capital Bank of Texas	301 S Ave D	(940) 569-9000	<a href="https://www.fcbtexas.com/">https://www.fcbtexas.com/</a>
First Christian Church	272 N Ave D	(940) 569-2062	-
First United Methodist Church	301F E 4th	(940) 569-3348	<a href="http://fumcburkburnett.org/">http://fumcburkburnett.org/</a>
FUMC Youth Group	301 East 4th Street	(940) 569-3348	<a href="mailto:info@fumcburkburnett.org">info@fumcburkburnett.org</a>
Gateway School	3rd, bw B and C	(940) 569-0850	<a href="https://www.burkburnettisd.org/gaec-home">https://www.burkburnettisd.org/gaec-home</a>
Grace Lutheran Church	Ave E bw 2nd and 3rd	(940) 569-2706	-
Grace Ministries	215 E 3rd	(940) 569-3388	-
Informer Star News	417 N Ave C	(940) 569-2191	<a href="http://www.burknews.com">www.burknews.com</a>
Kiowa Casino & Resort	198131 OK-36, Devol, OK	(580) 299-3333	<a href="https://kiowacasino.com/">https://kiowacasino.com/</a>
Muscogee Creek Nation	-	-	<a href="mailto:NationandCommerce@mcn-nsn.gov">NationandCommerce@mcn-nsn.gov</a>
-	-	-	<a href="https://www.mcn-nsn.gov/">https://www.mcn-nsn.gov/</a>
Nortex Regional Planning Commission	-	(940) 322-5281	<a href="http://www.nortexrpc.org">www.nortexrpc.org</a>
Public Library	215 E 4th	(940) 569-2991	<a href="https://www.burkburnett.org/public-library">https://www.burkburnett.org/public-library</a>
Red River Valley Tourism Assoc.	-	-	<a href="mailto:director@redrivervalley.info">director@redrivervalley.info</a>
River Assembly of God	1110 S Preston Rd	(940) 569-2607	-
Senior Citizens Activity Center	220 E 5th	(940) 569-0821	<a href="https://www.burkburnett.org/senior-citizen-center">https://www.burkburnett.org/senior-citizen-center</a>
Sheppard AFB	1810 J Ave, Sheppard AFB, TX	(940) 676-2732	<a href="https://www.sheppard.af.mil/">https://www.sheppard.af.mil/</a>
St. Jude Youth Group	-	(940) 569-1222	<a href="mailto:stjudeburkburnett@gmail.com">stjudeburkburnett@gmail.com</a>
Union Square Credit Union	909 W Kramer Rd	(940) 720-8000	<a href="https://www.unionsquare.org/">https://www.unionsquare.org/</a>
Wichita County Commissioners Court	900 7th St #207, Wichita Falls	(940) 766-8106	<a href="https://wichitacountytx.com/locations/commissioners-court/">https://wichitacountytx.com/locations/commissioners-court/</a>
Wichita Falls Art Association	-	(405) 541-7150	<a href="mailto:archertwoseven@gmail.com">archertwoseven@gmail.com</a>





