

## **Topics and General Discussion Points – Subdivision Ordinance Amendment Meeting #1**

*February 27, 2024 (1:30 pm – 3:00 pm – City Council Chambers)*

### **1. Easements and Right-of-Way**

- Staff was asked to look into ways to make easement and right-of-closures easier and/or less costly.
- Staff was asked to review laws regarding compensation for right-of way, specific mention was made of the City of Fort Worth application and review process

### **2. Developer Installation of Public Sewer and Sewer Up-Sizing**

- Some participants felt the City should contribute to the cost and/or costs to up-size lines
- Staff was asked to look into requiring an 8" sewer line as the minimum vs. a 6" line

### **3. Stormwater Requirements**

- Staff was asked to explore the IDF Curve for Wichita County
- Some participants commented that a 3:1 slope should be allowed for commercial detention ponds
- Staff was asked to explore regional detention for commercial properties (example: new All-American Car Wash on Airport Rd.)
- Costs of analyzing watershed for "no-impact analysis was prohibitive
- A comment was made that if areas upstream are developed, why would smaller parcels need detention

### **4. Lift Stations**

- Both the development community and City indicated interest in working to consolidate smaller lift stations into larger lift stations when possible

### **5. Appendix A & Section 14 of Subdivision Ordinance – Variances**

- Some participants felt changes to the regulations are needed and it can be difficult to apply in many different situations
- Specifically, regarding section 14, some participants expressed:
  - The wording is too restrictive
  - Wanting an easier process to discuss with P&Z and council
  - No sections should be prohibited from appeal
- It was agreed that alternative, but equal solutions should be considered
- Variances should be easier to obtain