

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