



AGENDA ITEM COMMENTARY

MEETING NAME:	Planning and Zoning Commission
MEETING DATE:	April 14, 2026
ITEM TITLE:	Consider and take appropriate action on amending Chapter 10 Subdivision Regulations.
STAFF INITIATOR:	Tara Tomlinson, Director of Development

BACKGROUND:

Improving standards around sewer and water valve collars in development is essential to ensure long-term durability, safety, and reduced maintenance costs in municipal infrastructure. The City of Wolfforth wants to update the current standards that follow the Lubbock Minimum Standards by requiring 4,000 psi concrete and No. 5 rebar for manhole and valve collars, which significantly enhances structural integrity compared to weaker or inconsistently applied specifications. These higher-strength materials help collars better withstand traffic loads, soil movement, and environmental stressors, reducing the risk of premature cracking, settlement, or failure. Without consistent and rigorous standards like these, current infrastructure, specially along Cambridge, has lower-quality installations that led to cracking and settlement that could be costly to fix. Attached are the new diagrams and standards for installation.

EXHIBITS:

1. Ordinance
2. Collar Details
3. Photos of Cambridge

COMMITTEE ACTION/STAFF RECOMMENDATION:

City staff recommends a recommendation of approval for the ordinance to City Council.