

AGENDA – WORKSHOP OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MARCH 20, 2006, AT 6:00 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

- I. **CALL TO ORDER**
- II. **PURPOSE OF THE WORKSHOP:**
 1. **COUNCIL INPUT AND DISCUSSION:** REGARDING TWIN LAKES PLANNED UNIT DEVELOPMENT PROPOSED AMENDMENT FOR FENCING/WALL. *Mr. Nick Finan, Assistant City Manager.*
- III. **ADJOURNMENT**

This site is accessible to disabled individuals. For special assistance, please call Young Lorfing at 281-652-1655 prior to the meeting so that appropriate arrangements can be made.

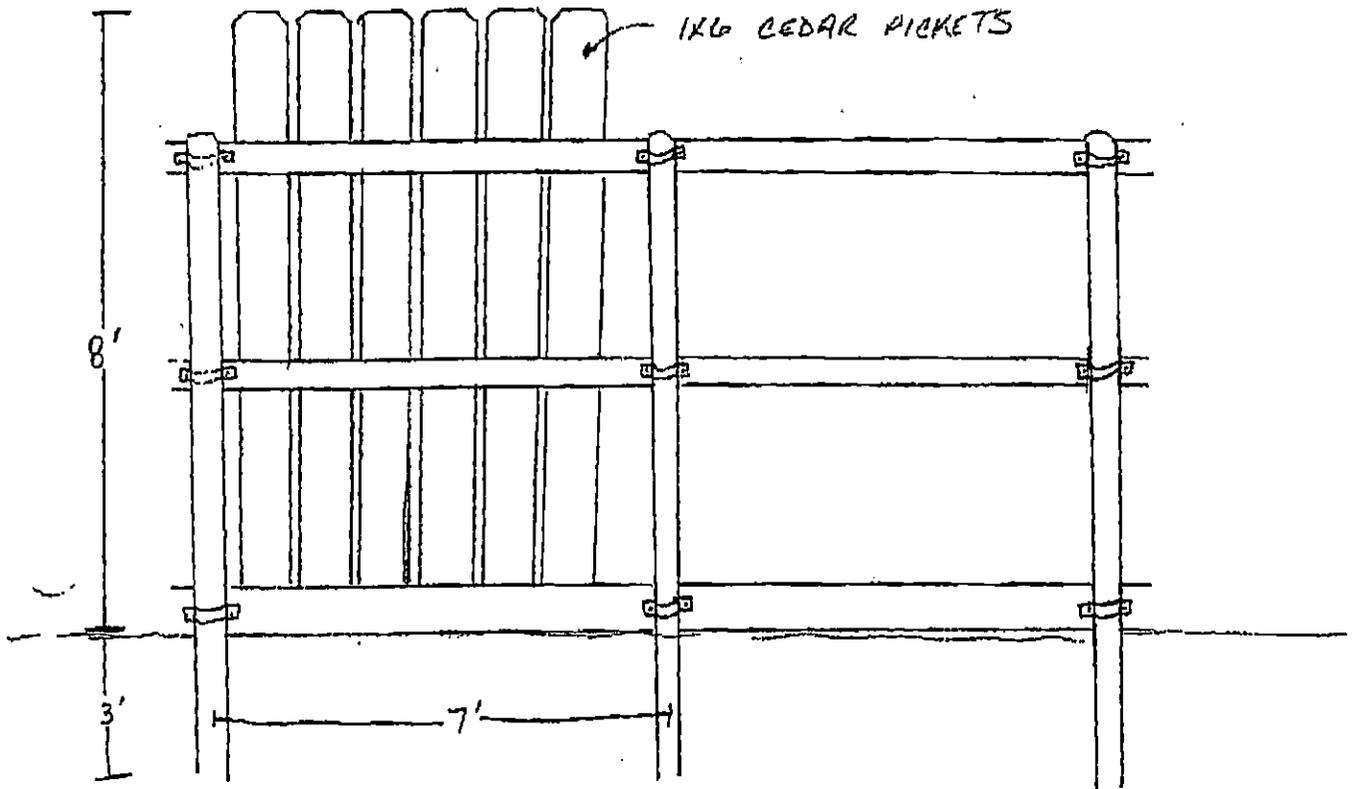
**AGENDA REQUEST
BUSINESS OF THE CITY COUNCIL
CITY OF PEARLAND, TEXAS**

AGENDA OF: March 20, 2006	ITEM NO. <u>Workshop 1 Item #1</u>
DATE SUBMITTED: March 7, 2006	DEPT. OF ORIGIN: Planning
PREPARED BY: Nick Finan	PRESENTOR: Nick Finan
SUBJECT: PUD Amendment for Fence	
EXHIBITS: Diagram of Twin Lakes submitted March 2004 Developers Renderings of Fence	
EXPENDITURE REQUIRED: AMOUNT BUDGETED: ACCOUNT NO.:	
ADDITIONAL APPROPRIATION REQUIRED: ACCOUNT NO.:	
FUNDS AVAILABLE _____ (Finance Department Approval)	

EXECUTIVE SUMMARY

Twin Lakes PUD was approved in April of 2004. At that time there was much discussion about fencing around the perimeter. The infrastructure has been completed and homes are being constructed. Fire Chief, Paul Jamison, became concerned that the exterior wall that borders P.D. and the Drill Field had not been put in. After contacting Mr. McGinty, it became apparent that what staff understood as being required on the north side of his development and what Mr. McGinty is interested in differed. The PUD, subsequent attachments, the minutes of the Public Hearing and Final City Council Meeting provide conflicting information. According to the City Attorney, the action of the City Council in the passage of the ordinance is the governing factor. Two City Council members specifically stated the changes presented by Mr. Price (representing Twin Lakes at the time) is why they were voting for the changes. It was approved in a 5-0 vote. On the tape, Mr. Price stated that the fence would be concrete board slats, steel poles, and aluminum girders.

Twin Lakes North Fence Alternative & Recommendation
Exact Fence @ 6' Feet vs Rail Picket
8' CEDAR WOOD FENCE



AGENDA – WORKSHOP OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MARCH 20, 2006, AT 7:00 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

- I. CALL TO ORDER**
- II. PURPOSE OF THE WORKSHOP:**
 - 1. COUNCIL INPUT AND DISCUSSION: REGARDING CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION'S POLICY ALIGNMENT. *Mr. Nick Finan, Assistant City Manager.***
- III. ADJOURNMENT**

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**AGENDA REQUEST
BUSINESS OF THE CITY COUNCIL
CITY OF PEARLAND, TEXAS**

AGENDA OF: March 20, 2005	Workshop 2 ITEM NO. <u>Item #1</u>
DATE SUBMITTED: March 14, 2005	DEPARTMENT OF ORIGIN : Administration
PREPARED BY: Nicholas Finan	PRESENTOR: Nicholas Finan
SUBJECT: Joint Workshop of City Council and P&Z Commission to improve policy alignment between the two.	
EXHIBITS: None	
EXPENDITURE REQUIRED <u> N/A </u>	
AMOUNT BUDGETED <u> N/A </u>	
ACCOUNT NO. <u> N/A </u>	
ADDITIONAL APPROPRIATION REQUIRED <u> N/A </u>	
ACCOUNT NO. <u> N/A </u>	
FUNDS AVAILABLE <u> N/A </u> (Finance Department Approval)	

EXECUTIVE SUMMARY

At the City Council Retreat of January 28, 2006, City Council outlined a number of first and second level strategies. In the list of second level strategies, number 4 was to "improve the policy alignment between city council and the planning and zoning commission." The action listed was "to set up a joint workshop in March, 2006, to find common ground." In a memo to city council from Bill Eisen, there were several issues Ruby Sandars had provided that may initiate some discussion. They are as follows: she feels the issues that would be beneficial would be to look at the current zoning ordinance together and determine where manufacturing is currently zoned and is it still relevant to remain zoned? The same would be said for R-1 or larger lots. This would also apply not only to density, but where should the lot size not be reduced through cluster or PUD developments to insure a good mix of housing type as outlined in the comprehensive plan.

Another topic has to do with value. She is wondering if city council is interested in city staff gaining information on the impact of long-term value of larger lots versus smaller lots, open space within developments, landscaping and amenities built into residential lots, etc. She would also like to explore what is the value of homes versus the demand of services, i.e

at what value does a residential home generate enough tax dollars to pay its full share of services provided to the home and support of the city government.

In addition, she has received some comments from a commission member on public open space and parkland needs as a topic that may also be mentioned.

These items are only listed as topics the P&Z chairperson as possible starting points for discussion. City council may have others. There is no format set for the meeting, and the commission is prepared to take the lead from city council and its members.

RECOMMENDED ACTION

There is no recommended action. The workshop is informal.