



## MINUTES

Prosper Town Council Work Session  
Prosper Town Hall – Council Chambers  
250 W. First Street, Prosper, Texas  
Tuesday, October 10, 2023

### Call to Order/ Roll Call.

The meeting was called to order at 5:00 p.m.

#### **Council Members Present:**

Mayor David F. Bristol  
Mayor Pro-Tem Craig Andres  
Deputy Mayor Pro-Tem Marcus E. Ray  
Councilmember Amy Bartley - *Virtual*  
Councilmember Chris Kern  
Councilmember Charles Cotten - *Virtual*

#### **Council Members Absent:**

Councilmember Jeff Hodges

#### **Staff Members Present:**

Mario Canizares, Town Manager  
Michelle Lewis Sirianni, Town Secretary  
Terry Welch, Town Attorney  
Bob Scott, Deputy Town Manager  
Chuck Ewings, Assistant Town Manager  
Hulon Webb, Director of Engineering Services  
David Hoover, Development Services Director  
Leigh Johnson, Director of IT  
Suzanne Porter, Planning Manager

### Items for Individual Consideration

#### **1. Discussion regarding the Town's fence screening requirements. (CE)**

Mr. Ewings commented on the recent challenges regarding the Town's fence screening requirements, which are listed within the Subdivision and Building Regulations within the Town's Code of Ordinances. Staff is proposing amendments to the screening regulations by adding reference to thoroughfare and collector roadways in the fence section of Building Regulations, that is does not prohibit "live screening," and prohibits placing any material that does not maintain 50% through vision of an ornamental fence on the fence or in the building setback area.

The Town Council discussed the 50% regulation, how staff would address enforcement, educating new subdivisions and residents regarding the requirements, grandfathered fences, fence permits, and expanding the definition within the ordinance to address older fence types.

#### **2. Discuss proposed Zoning Ordinance amendments requested by Town Council (DH)**

Mr. Hoover began by noting the Planning and Zoning Commissions request for Joint Workshops before some meetings to discuss items of interest, upcoming

developments, and additional topics. Mayor Bristol noted he is in favor of Joint Workshops when it is regarding a major development and/or significant zoning case. In addition, he would encourage the Commission to attend Town Council meetings when these items are on their agenda.

Mr. Hoover outlined upcoming amendments that staff will be bringing forward that have been requested by the Administration and Town Council. These amendments include additional and updated landscaping requirements, additional screening requirements for drive-thru's and dumpsters, multi-family building construction standards, and signage. In addition, staff will be bringing forward overlay districts for the Dallas North Tollway District, Downtown District, and US 380. Staff is also seeking feedback on additional items of interest including short-term rentals and not allowing used car dealerships unless a new one is attached.

The Town Council discussed the timeframe of completing the listed amendments, expectations, and efforts of staff regarding the overlay districts, as well as the value of doing them.

**Adjourn.**

The meeting was adjourned at 6:02 p.m.

These minutes were approved on the 24<sup>th</sup> day of October 2023.

**APPROVED:**

  
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David F. Bristol, Mayor

**ATTEST:**

  
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Michelle Lewis Sirianni, Town Secretary

