

Welcome to the July 23, 2024, Prosper Town Council Work Session

Call to Order/Roll Call

Agenda Item 1.

Receive a Code Compliance update. (MB)

HEALTH & CODE COMPLIANCE REVIEW

July 23, 2024 – Town Council Work Session

Code Compliance Overview

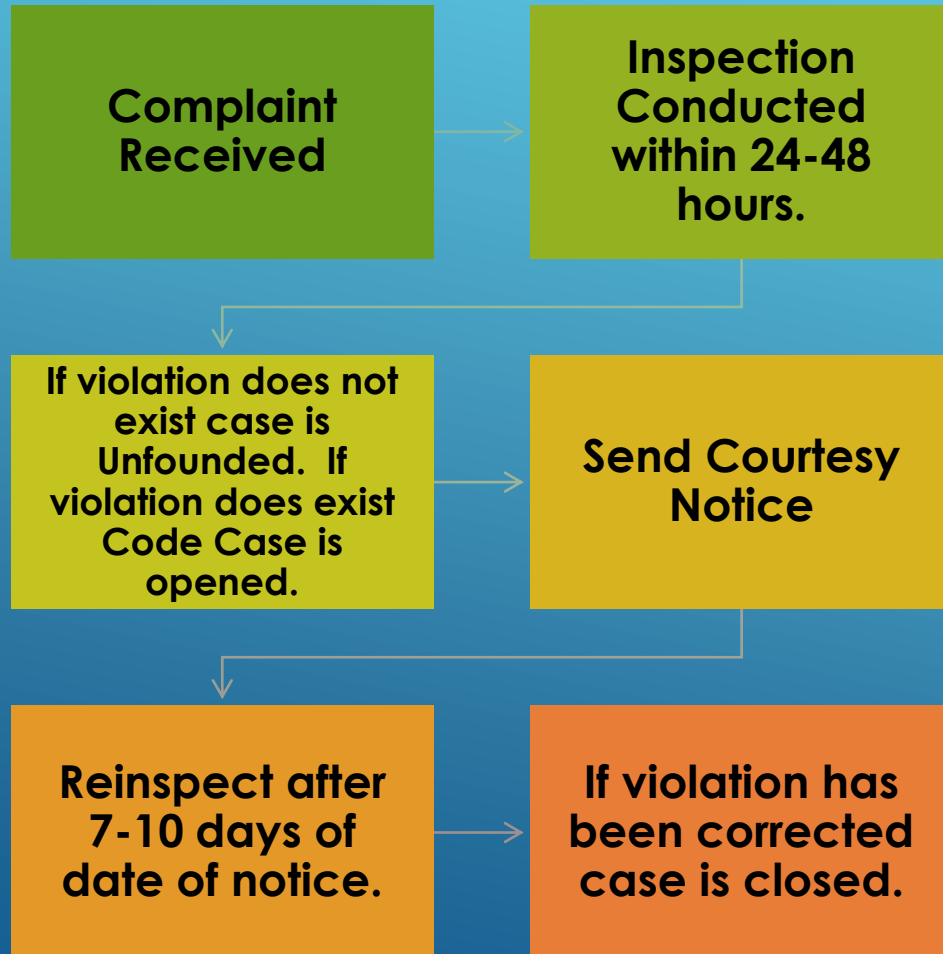
The code compliance division is responsible for addressing building codes, nuisance, property standard violations, and junk motor vehicles to provide a safe and healthy environment for the community.

Violations include high weeds and grass, trash and debris, sign violations and illegal home occupations.

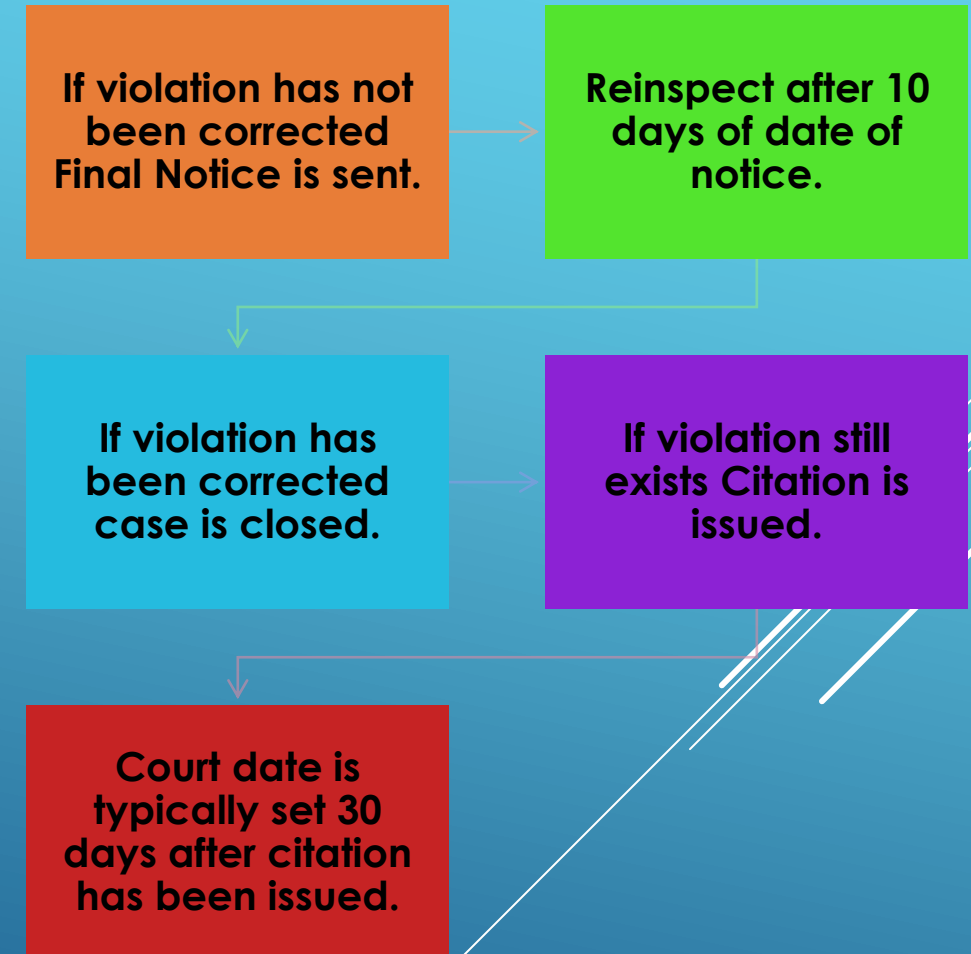
The intent of the code compliance division is to protect the community and integrity of the neighborhoods. Creating a synergy between internal departments, and educating the residents allows for a comprehensive approach to the community growth and improved quality of life.

CODE COMPLIANCE PROCESSES:

Courtesy Letter



Final Notice

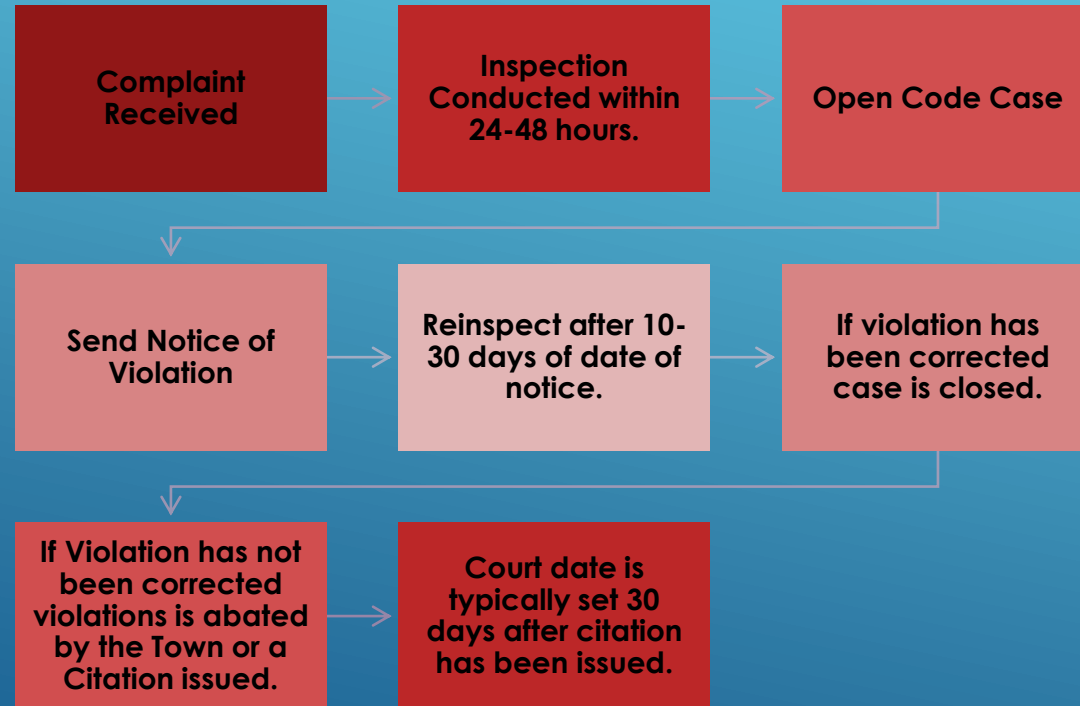


****Extensions are granted depending on the circumstances.****

CODE COMPLIANCE PROCESSES:

Notice of violation are sent for High Grass/Weeds, Landscaping Maintenance, and for habitual violators.

Notice of Violation



****Extensions are granted depending on the circumstances.****

TOP CODE VIOLATIONS:

- High Grass/Weeds
 - Trash/Debris
 - Landscaping Maintenance
 - Signs
 - Open Fencing
 - Property Maintenance
 - Zoning Violations
- 
- Several thin, white, parallel diagonal lines are positioned on the right side of the slide, extending from the top right towards the bottom left.

HIGH WEEDS & GRASS



TRASH/DEBRIS



LANDSCAPING MAINTENANCE



SIGNS



OPEN FENCING



OPEN FENCING



PROPERTY MAINTENANCE



PROPERTY MAINTENANCE



Most Common Zoning Violations:

- Landscaping Maintenance
- PD Ordinance Violations
- Zoning Use Classifications
- Dumpster Enclosures



Mosquito Abatement:

- First Week of May – First Week of October
- To date no WNV activity has been detected.

Animal Control:

- Partner with Collin County
- Collin County recently hired a certified Animal Services Manager

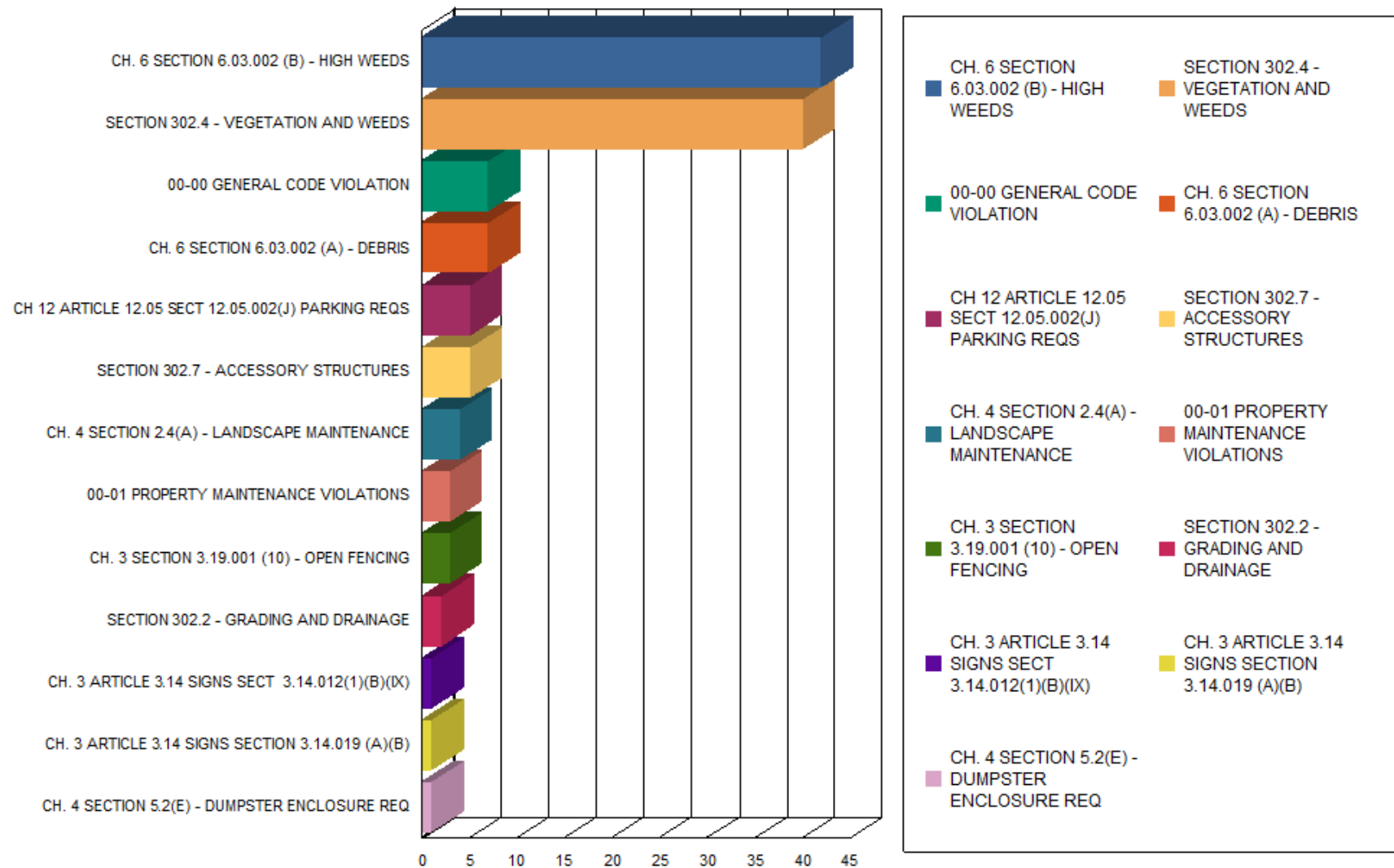


Multi-Family Rental Registration Program:

- Apartment Complexes - Total Units: 1,292
 - ❖ Orion Prosper Lakes – 308 units
 - ❖ Orion Prosper – 312 units
 - ❖ Cortland Windsong Ranch – 300 units
 - ❖ Prosper Apartments (110 S Coleman) – 12 units
 - ❖ Prosper Fourplexes (316 S Third) – 16 units
 - ❖ Lakeview at the Gates of Prosper – 344 units
- Turnover Rate
 - ❖ 47% year to year
 - ❖ The busiest rental and moving periods tend to be between the months of May and September.

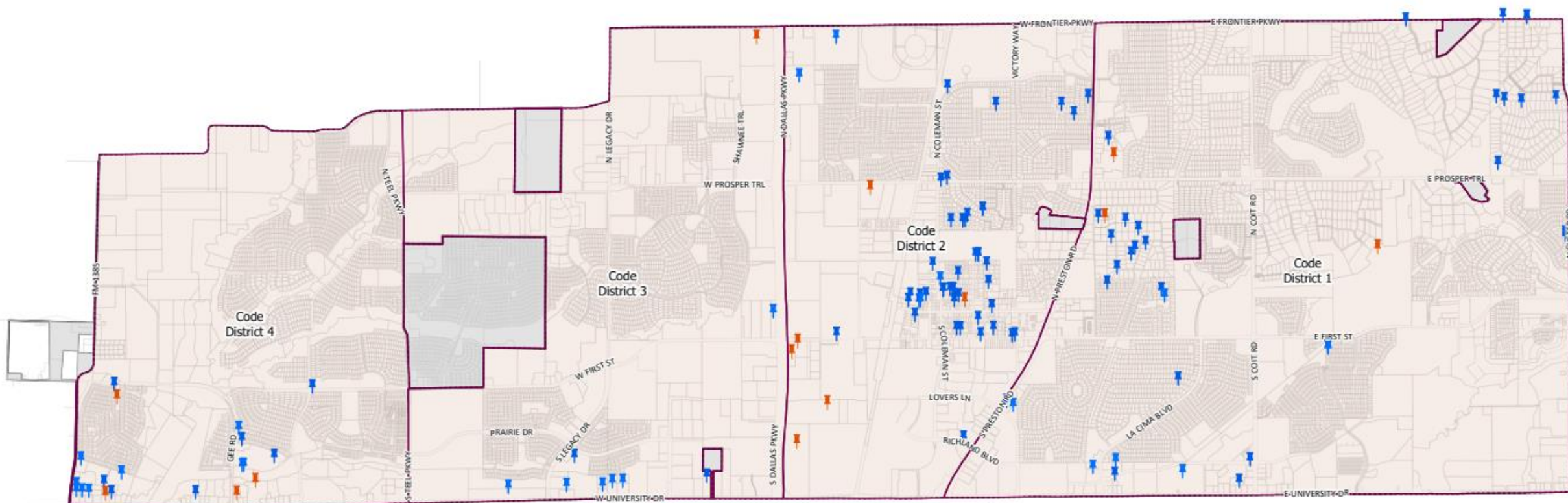


JUNE 2024 CODE CASES:



- ▶ **High Grass/Weeds**
 - Notice of Violations
- ▶ **Vegetation/Weeds & Overhanging Trees**
 - Courtesy Notice/Final Notice
- ▶ **General Code Violations**
 - Uncommon Violations
- ▶ **Trash/Debris**
- ▶ **Parking Regulations**
- ▶ **Accessory Structures**
 - Fence Repairs
- ▶ **Landscaping Maintenance**
- ▶ **Open Fencing**
- ▶ **Grading and Drainage**
 - Courtesy Inspection/Civil Matter
- ▶ **Signs**
- ▶ **Dumpster Enclosure Requirements**

PROACTIVE VS REACTIVE



June 2024

- **Proactive – 107 Cases**
 - Violations identified by Staff.
- **Reactive – 14 Cases**
 - Complaints received via email, anonymously, higher level, phone call, or myProsper App.

TYPES OF APPROACH

**Common Sense
Approach**

**Educational
Approach –
“Education
before
Enforcement”**

**Uniform
Approach**

**Building a
rapport with all
the businesses
and residents of
the community.**



The Town Of Prosper Health division is committed to maintaining an environment where residents and visitors can be sure they are consuming safe and wholesome food through conducting regular risk-based health inspections at all food service establishments. Eliminating the risk factors that contribute to food borne illnesses is the goal of performing regular health inspections.

Inspections audit compliance with food service codes, reviews food handling practices by establishment employees, and regulates public pools and spas. The Town of Prosper provides guidance and education to industry personnel.



Inspections



QUESTIONS?



Agenda Item 2.

Discussion of draft ordinances regarding the Downtown Entertainment District, Multifamily Zoning standards and inspections, vegetative growth and maintenance of sidewalks and curbs, and Unified Development Code proposal.
(DH)

UPCOMING DEVELOPMENT SERVICES ORDINANCE CHANGES:

- **Alcohol Downtown Ordinance (Planning)**
 - Allow one to drink and walk around downtown area only.
- **MF Development Standards (Planning)**
- **MFRP Rental Registration Program (Health & Code)**
 - Units shall be inspected upon change of occupancy.
- **High Weeds/Grass Ordinance Amendment (Health & Code)**
 - Current Ordinance states: Vegetation shall not encroach into a pedestrian walkway or vehicular traveled way.
 - Proposed Amendment: *All groundcover including but not limited to grass, weed(s), ivy, and other decorative groundcovers shall be maintained by mowing, trimming, and/or edging and shall be maintained so as not to encroach over the edge of sidewalks, pedestrian ways, driveways, flatwork, curbs, and street pavement.*
- **Unified Development Code**
 - Update all Department regulations involving development (Planning and Zoning, Engineering, Parks, Building)
 - Incorporate the Dallas North Tollway Overlay District
 - Update Development Manual
 - Relocate all regulations involving development into the same place

QUESTIONS?



Executive Session

- Section 551.087 – To discuss and consider economic development incentives and all matters incident and related thereto.
- Section 551.072 – To discuss and consider the purchase, exchange, lease, or value of real property for municipal purposes and all matters incident and related thereto.
- Section 551.074 – To discuss and consider personnel matters and all matters incident and related thereto.
- Section 551.071 – To consult with the Town Attorney regarding proposed amendments to the sign ordinance.
- Section 551.071 – Consultation with the Town Attorney to discuss legal issues associated with any agenda item.

The Town Council will reconvene after Executive Session.

Reconvene into Work Session

Adjourn