

To: Mayor and Town Council

From: David Hoover, Director of Development Services

**Through: Mario Canizares, Town Manager
Chuck Ewings, Assistant Town Manager**

Re: Zoning Amendment - Dumpster Screening

Town Council Meeting – November 14, 2023

Strategic Visioning Priority: 4. Provide Excellent Municipal Services

Agenda Item:

Conduct a public hearing to consider and act upon amending Chapter 4, Section 5.2 – Location of Required Screening, of the Town of Prosper Zoning Ordinance to modify the screening requirements for trash and recycling collection areas. (ZONE-23-0025)

Description of Agenda Item:

Trash and recycling collection areas are necessary but can be unsightly. Regulations are in place within the Town's Zoning Ordinance to minimize the visibility of the containers. Based on discussions and comments provided by the Town Council, Staff has reviewed the criteria and is recommended additional criteria to minimize the visual impact of the refuse, the containers and the screening walls installed that shield them. Specific height regulations for the screening walls are being removed and replaced with a general requirement that the walls be of sufficient height to screen the container, since container heights may vary or change over time.

The following is a summary of the modifications:

1. Trash and recycling collection areas shall not be located between a building and street unless approved by the Director of Development Services, or his/her designee.
2. The metal gate shall be closed at all times unless the container(s) are being serviced.
3. The height of the screening walls will be of sufficient height to entirely screen the container(s).
4. A row of evergreen shrubs will be provided in a five-foot landscape area around all three walls of the enclosure.
5. The path used from the business door to the collection area enclosure shall remain clear of debris and food residue at all times.

Below are pictures of trash and recycling enclosures taken on a Sunday morning.





Examples of dumpster screening with landscaping around the screening walls:



Examples of dumpster screening without landscaping around the screening walls:



Comprehensive Plan:

Staff finds that the proposed modifications are compliant with the following guiding principle and goal of the Comprehensive Plan:

Guiding Principle: *Quality Development - Maintain the community's small-town feel by ensuring quality development occurs in a cohesive manner, compatible with neighboring developments.*

Goal 4: *Require high-quality and visually attractive characteristics in both residential and nonresidential developments.*

Budget Impact:

There is no budgetary impact affiliated with this item.

Legal Obligations and Review:

Terrence Welch of Brown & Hofmeister, L.L.P., has approved the attached documents as to form and legality. Notification was provided as required by the Zoning Ordinance and state law. Staff has not received any response to the proposed zoning request to date.

Attached Documents:

1. Redlined Text Amendments
2. Proposed Text Amendments

Town Staff Recommendation:

Town Staff recommends the Town Council approve amending Chapter 4, Section 5.2 – Location of Required Screening, of the Town of Prosper Zoning Ordinance to modify the screening requirements for trash and recycling collection areas. The Planning & Zoning Commission unanimously approved at their November 7, 2023, meeting.

Proposed Motion:

I move to approve amending Chapter 4, Section 5.2 – Location of Required Screening, of the Town of Prosper Zoning Ordinance to modify the screening requirements for trash and recycling collection areas.