

Date: August 29, 2018

To: Bruce D. Glasscock, City Manager

From: Lori F. Schwarz, AICP, Director of Neighborhood Services

Subject: Amendments to Code of Ordinances Chapter 6, Buildings and Building Regulations

Item Summary

The proposed ordinance creates an annual hotel / motel registration and inspection program. The purpose of this program is to safeguard the life, health, safety, welfare, and property of the occupants of hotel / motels and the general public by developing a process to enforce minimum building standards and property maintenance codes and to provide equitable and practical remedies for the violation of minimum building standards and property maintenance codes.

Background

As described to City Council on July 26, 2018, the past economic trends and recent housing market conditions have resulted in many individuals and families utilizing hotels and motels as a long-term housing solution. Each year, an increasing number of violations are being identified at hotels and motels located within the city. These violations put at risk the health, safety and welfare of the hotel / motel staff and guests. Most of these violations are directly related to improper property maintenance, structural deficiencies, inadequate sanitation and land use.

The Neighborhood Services Department conducted two stakeholder outreach meetings on November 16, 2016 and February 2, 2017 with Plano hotel and motel managers and sales managers. We contacted the Dallas Hotel / Motel Association to provide information related to this ordinance on two separate occasions but did not receive a response to our meeting request. We also met with the Plano Chamber of Commerce on August 29, 2018 to discuss the overall intent and expectations of the program and to address any concerns the Chamber members may have expressed. No objections have been received as a result of our meetings or discussions.

In FY 2005-06 the Rental Registration and Inspection Program (RRIP) was created and required the annual registration and systematic inspection of multi-family apartment communities within the city. Since that time, there has been a significant improvement in the overall maintenance and condition of multi-family apartments, both interior and exterior. The Hotel / Motel Registration and Inspection Program will mirror the RRIP requirements and ensure that hotel and motel properties located within the city are maintained in a safe and healthy manner. A position to inspect these properties is currently included in the FY 2018-19 budget.

Next Step

If approved by City Council, this new position would be filled at the end of FY 18-19. The registration packets would be delivered in October and the initial registrations for hotel / motels will be due on January 1, 2019.

xc: Jack Carr, Deputy City Manager