



PLANO CITY COUNCIL

WILL CONVENE INTO OPEN SESSION AT 4:00 PM, September 9, 2019, IN THE PLANO MUNICIPAL CENTER, 1520 K AVENUE, IN COMPLIANCE WITH VERNON'S TEXAS CODES ANNOTATED, GOVERNMENT CODE CHAPTER 551 (OPEN MEETINGS ACT), AS FOLLOWS:

Mission Statement: The City of Plano is a regional and national leader, providing outstanding services and facilities through cooperative efforts that engage our citizens and that contribute to the quality of life in our community.

CALL TO ORDER

PRELIMINARY OPEN MEETING

I.	Hotel/Motel Inspection Program Presentation	Schwarz	15 min.
II.	Park Fee Ordinance Update	Reeves	15 min.
III.	Plano Sports Authority Expansion Presentation	Reeves	10 min.
IV.	Designation of Council Member Grady as the City's applicant to the NLC Board of Directors, Finance Administration and Intergovernmental Relations Committee, and Military Communities Council.	Council	5 min.
V.	Discussion and direction re: Comprehensive Plan Revisions	Council	60 min.
VI.	Consideration and action resulting from Executive Session discussion	Council	5 min.
VII.	Consent and Regular Agendas	Council	5 min.
VIII.	Council items for discussion/action on future agendas	Council	5 min.

EXECUTIVE SESSION

I.	Legal Advice	Mims	20 min.
	a) Respond to questions and receive legal advice on agenda items		
II.	Litigation	Mims	60 min.
	a) Greg Hatch and Laura Hatch v. City of Plano, 219-01849-2017, 219th District Court, Collin County Texas		
III.	Personnel	Council	30 min.
	a) Evaluation - City Attorney		

In accordance with the provisions of the Open Meetings Act, during the Preliminary Open Meeting, agenda items will be discussed and votes may be taken where appropriate. The City Council may convene into Executive Session to discuss posted items in the session as allowed by law.

Municipal Center is wheelchair accessible. A sloped curb entry is available at the main entrance facing Municipal/L Avenue, with specially marked parking spaces nearby. Access and special parking are also available on the north side of the building. The Senator Florence Shapiro Council Chambers is accessible by elevator to the lower level. Requests for sign interpreters or special services must be received forty-eight (48) hours prior to the meeting time by calling the City Secretary at 972-941-7120.



**CITY OF PLANO
COUNCIL AGENDA ITEM**

Council Meeting Date: 9/9/2019

Department: City Secretary

Department Head:

Agenda Coordinator:

CAPTION

Hotel/Motel Inspection Program Presentation

FINANCIAL SUMMARY

FUND(S):

COMMENTS:

SUMMARY OF ITEM

Strategic Plan Goal:

Plano Tomorrow Plan Pillar:

ATTACHMENTS:

Description	Upload Date	Type
Presentation	9/4/2019	Informational

Hotel/Motel Annual Registration and Inspection Program

Lori Schwarz, Director
Neighborhood Services Department



9/3/2019

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Annual Multifamily Registration and Inspection Program

- Implemented in FY 2005-2006
- Communities Five Years or Older with Five or More Units
- Annual Registration - \$10.00 per Unit
- Late Fees – 10%-1 Month, 30%-2 Months, 50%-3 Months
- Re-registration on Change of Ownership



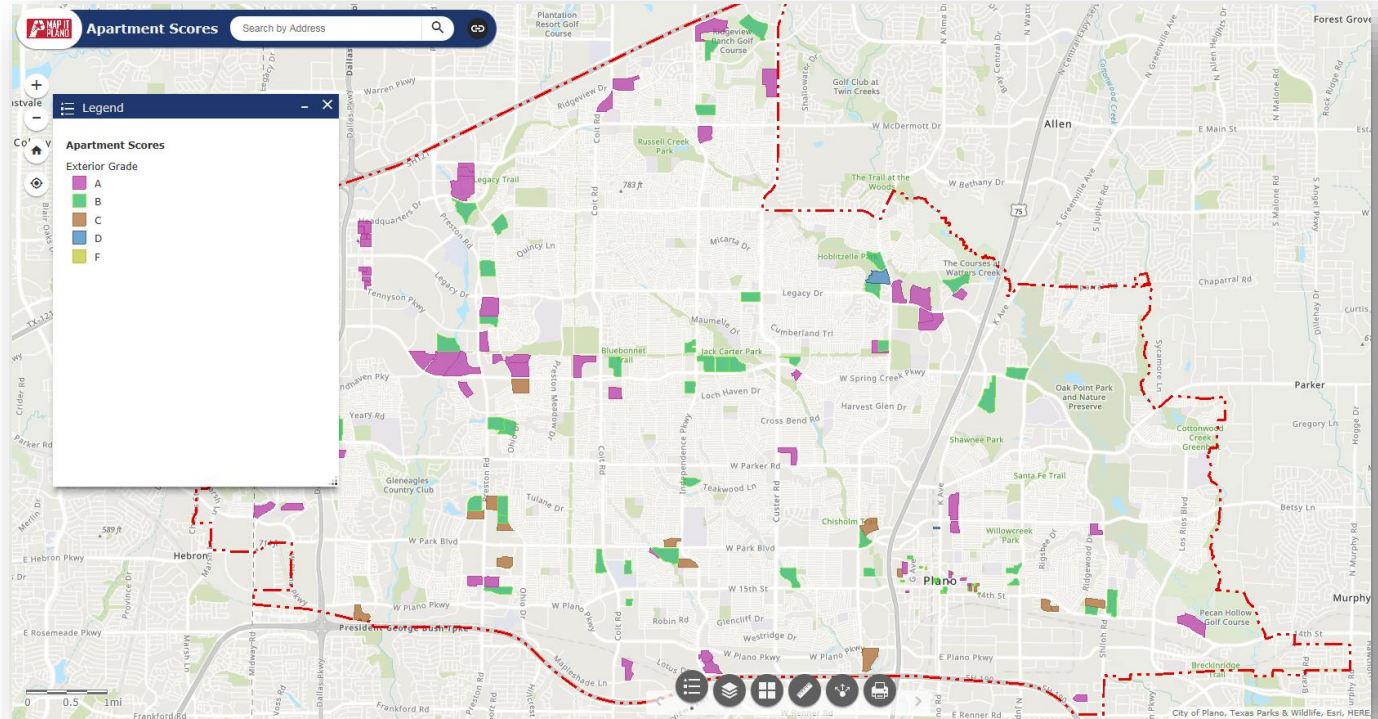
Annual Multifamily Registration and Inspection Program

- **Annual Inspection – Initial 10% Sampling of Unit Interiors**
- **All Building Exteriors and Common Areas**
- **Interior and Exterior Grade (A – F)**
- **No Cost for the Initial Inspection and 1st Re-inspection**
- **2nd Re-inspection Fee - \$250.00 per Room or Exterior Inspected**
- **3rd and Subsequent Re-inspection Fee - \$500.00 per unit or Exterior Inspected**
- **Two Year Inspection Exemption**



Annual Multi-family Registration and Inspection Program

- 131 Multi-family Communities Currently Registered
- 33,887 Units
- 59 Inspection Exemptions



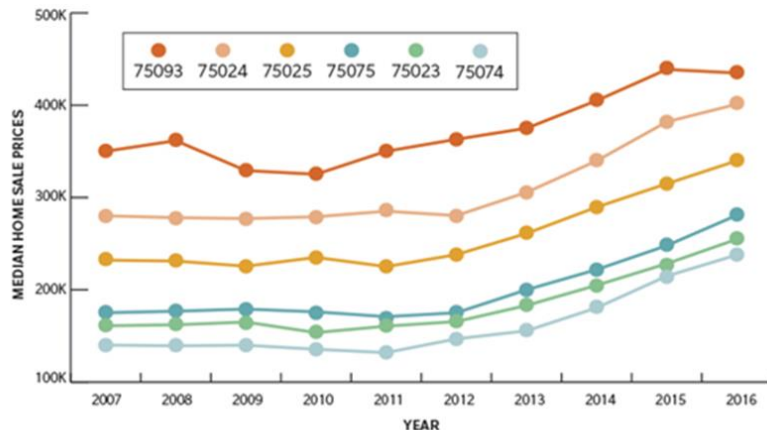
Hotel/Motel Background

FY 2016-17

- Hotels/Motels being utilized as long term housing
- Increase in health, safety and welfare complaints and violations
 - Property Maintenance
 - Structural Deficiencies
 - Inadequate Sanitation
 - Land Use

Median home prices over the last decade

Although prices vary by hundreds of thousands of dollars per home, each Plano ZIP code has seen a similar upward trend of home sale prices over the last decade.



SOURCE: COLLIN COUNTY ASSOCIATION OF REALTORS/COMMUNITY IMPACT NEWSPAPER



Hotel/Motel Background

FY 2016-17

- **Hotel/Motel Stakeholder Meetings**
 - **November 16, 2016**
 - **February 2, 2017**



Hotel/Motel Background

FY 2016-17

- Increased proactive inspections of Hotel/Motels over 20 years old
 - Exterior Property Areas
 - Interior Common Areas
 - Interior Guest Rooms as allowed due to complaints



Hotel/Motel Background

FY 2017-18

- **Exterior Property Areas**



Hotel/Motel Background

FY 2017-18

- **Interior Common Areas**



Hotel/Motel Background

FY 2017-18

- **Interior Guest Rooms**



Hotel/Motel Background

FY 2017-18

- Prepared Ordinance for City Council
- Met with Chamber of Commerce
- Met with Texas Hotel & Lodging Association



Hotel/Motel Background

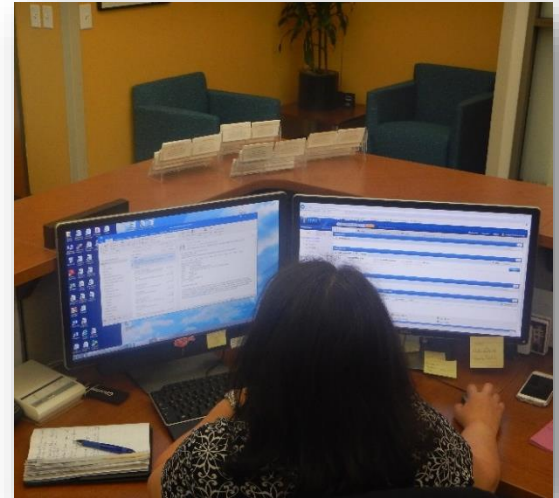
FY 2018-19

- **Second Meeting with Texas Hotel & Lodging Association**
- **Additional Hotel/Motel Stakeholder Meetings**
 - June 26, 2019
 - July 10, 2019



Annual Hotel/Motel Registration And Inspection Program

- **Hotel/Motels Five Years or Older with Four or More Guest Rooms**
- **Annual Registration: \$8.00 per Guest Room**
- **Exemption Registration: \$250.00**
- **Late Fees: 10%-1 Month, 30%-2 Months, 50%-3 Months**
- **Re-registration on Change of Ownership**



Annual Hotel/Motel Registration And Inspection Program

- **Annual Inspection – Initial 10% Sampling of Rooms**
- **All Building Exteriors and Common Areas**
- **Interior and Exterior Grade (A – F)**
- **No Cost for the Initial Inspection and 1st Re-inspection**
- **2nd Re-inspection Fee - \$250.00 per Room or Exterior Inspected**
- **3rd and Subsequent Re-inspection Fee - \$500.00 per Room or Exterior Inspected**
- **Two Year Inspection Exemption**



Annual Hotel/Motel Registration And Inspection Program

- Implement in FY 2019-20
- 40 Hotel/Motels in Initial Registration
- 5,032 Guest Rooms



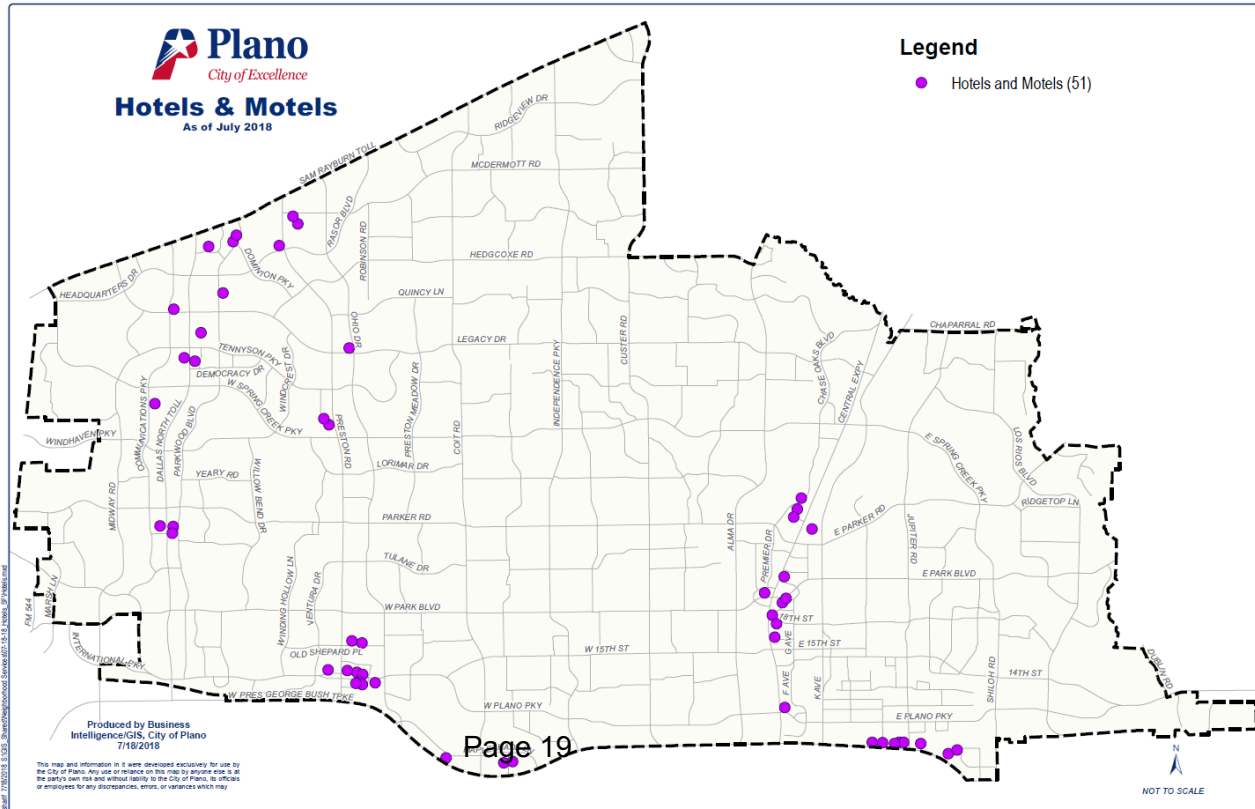
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Annual Hotel/Motel Registration And Inspection Program



9/3/2019

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Questions?





**CITY OF PLANO
COUNCIL AGENDA ITEM**

Council Meeting Date: 9/9/2019

Department: City Secretary

Department Head:

Agenda Coordinator:

CAPTION

Park Fee Ordinance Update

FINANCIAL SUMMARY

FUND(S):

COMMENTS:

SUMMARY OF ITEM

Strategic Plan Goal:

Plano Tomorrow Plan Pillar:

ATTACHMENTS:

Description	Upload Date	Type
Park Fee Presentation	9/4/2019	Informational

Date: August 7, 2019

To: Mark D. Israelson, City Manager

From: Robin Reeves, Director, Parks and Recreation

Subject: Park Fee Ordinance Modifications

You have asked us to consider how we could move forward with collecting park fees from all future residential development within the City and collect the fees at a rate that reflects different property values in various parts of the City. If we move in this direction, staff suggest that we consider a two-step approach.

Step 1

In order to collect park fees from *all future residential development* throughout the City, staff believes the best approach will be to add the entire City to the existing 14 Park Fee Service Areas and not create new service areas. We can do this fairly quickly by simply adopting a new Park Fee Service Area Map that includes the entire City. This will not require any other significant changes to the ordinance. Some of these areas may not have residential development in the near future but if development patterns change, the City will be prepared to collect the fee from *all* new residential development. The fee will be collected at the new rate recently approved by City Council.

Step 2

Staff believes that collecting the fees at a rate that reflects different property values in various parts of the City will require a completely new ordinance based on a different model than the current ordinance. This step will require time for analysis by staff from Parks, Planning, Building Inspections and Legal. Additionally we need to seek consultation from an experienced outside consultant with expertise in these types of ordinances.

The current ordinance is one that charges a single fee to address both land acquisition and park development for neighborhood and linear parks. It also identifies where these parks will be located in accordance with the Park Master Plan map and the Parks, Recreation, Trails & Open Space Master Plan document.

The model that we have been asked to consider is one that charges one fee for park development with a separate land dedication requirement. In this structure, a developer will be required to dedicate a set amount of land per residential unit or pay a fee in lieu of land dedication based on the land value as determined by the central appraisal district or by an independent appraisal. This allows for variations in land values across the City and allows for a fee in lieu of land that reflects those different values. Typically, there is a minimum size requirement for land dedications that prevents small unusable land dedications from being accepted.

The current Park Master Plan map and documents will need to be re-evaluated based on the inclusion of these new areas to determine what the parkland level of service needs will be in these new areas. This may change over time as development patterns change and should be updated and evaluated on a consistent basis. Once we are able to create the level of service definition for the newly included areas, we can develop a formula for the amount of land needed per unit in these areas. We will also need to

seek legal counsel concerning the soundness of abandoning the current twenty five year old park fee ordinance and moving to an entirely new type of ordinance with new formulas for services and fees at this stage of the City's development.

The current ordinance only addresses neighborhood and linear parks. It does not provide for a fee for the acquisition and development of larger community parks such as Carpenter Park and Jack Carter Park or nature preserves such as Arbor Hills Nature Preserve or Oak Point Park and Nature Preserve. These types of parks have been paid for almost entirely with bond funds. Including these types of parks in an updated ordinance can also be considered but is not likely necessary or beneficial since there is very little land still needed or available for these types of parks. A fee for these larger parks would need to be significantly higher than the current neighborhood and linear park fee. We would also need to determine if there are any legal issues with adding these types of parks to the fee ordinance at this stage of the City's development.

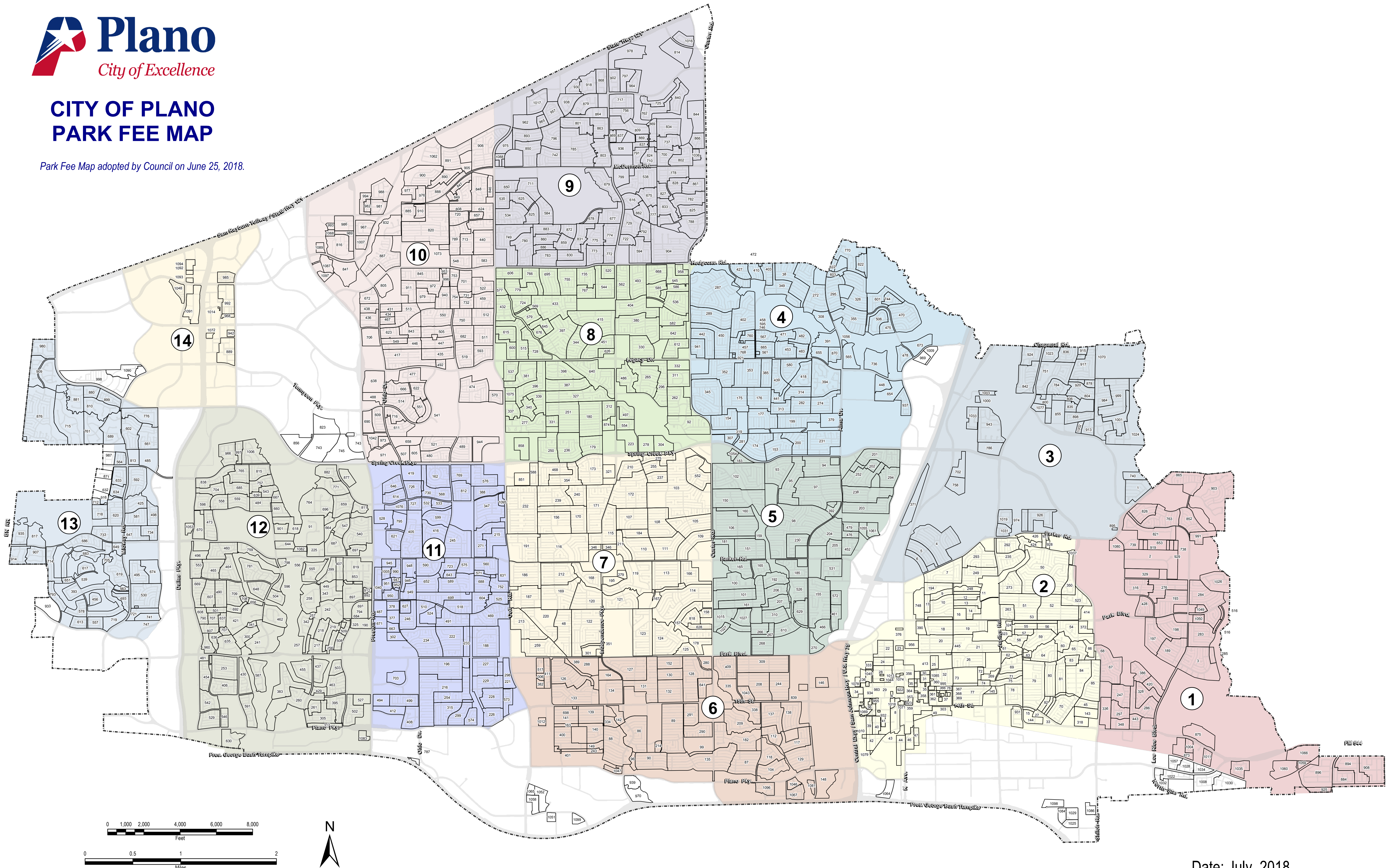
In summary, Step 1 allows us to immediately include the entire city within a park fee service area and insure that we collect the fee at the current rate for all new development. Step 2 provides the time needed to analyze having a completely new type of ordinance and involve an outside consultant and attorney to assist in preparing a new ordinance.

A copy of the current Park Fee Map is included with this memorandum. Also included is a map showing the *proposed* park fee service areas over the existing Park Master Plan map.



CITY OF PLANO PARK FEE MAP

Park Fee Map adopted by Council on June 25, 2018.

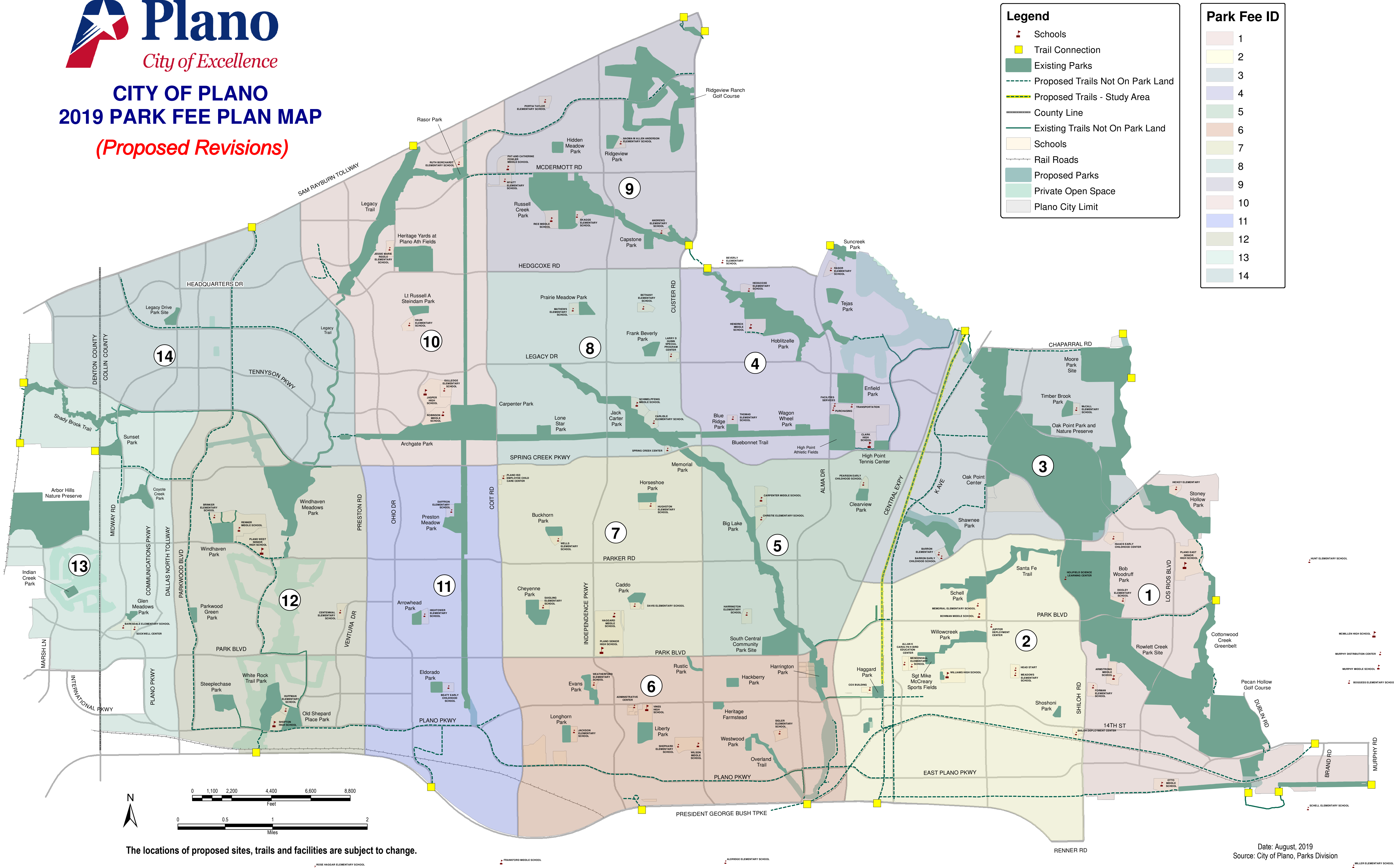


The Park Fee boundaries are subject to change.

Date: July, 2018
Source: City of Plano, Parks Division



CITY OF PLANO 2019 PARK FEE PLAN MAP (Proposed Revisions)



The locations of proposed sites, trails and facilities are subject to change.

Date: August, 2019
Source: City of Plano, Parks Division



**CITY OF PLANO
COUNCIL AGENDA ITEM**

Council Meeting Date: 9/9/2019

Department: City Secretary

Department Head:

Agenda Coordinator:

CAPTION

Plano Sports Authority Expansion Presentation

FINANCIAL SUMMARY

FUND(S):

COMMENTS:

SUMMARY OF ITEM

Strategic Plan Goal:

Plano Tomorrow Plan Pillar:

ATTACHMENTS:

Description	Upload Date	Type
Presentation	9/4/2019	Informational

Date: September 3, 2019

To: Jack Carr, Deputy City Manager

From: Robin Reeves, Director of Parks and Recreation

Subject: PSA2 Expansion

Plano Sports Authority (PSA) was founded as a non-profit organization in December 1970 when, with guidance from the City of Plano (City), the local individual sports leagues incorporated to form an administrative youth sports organization. Since its inception, PSA has provided quality, year-round recreational and competitive sports leagues to thousands of youth in Plano.

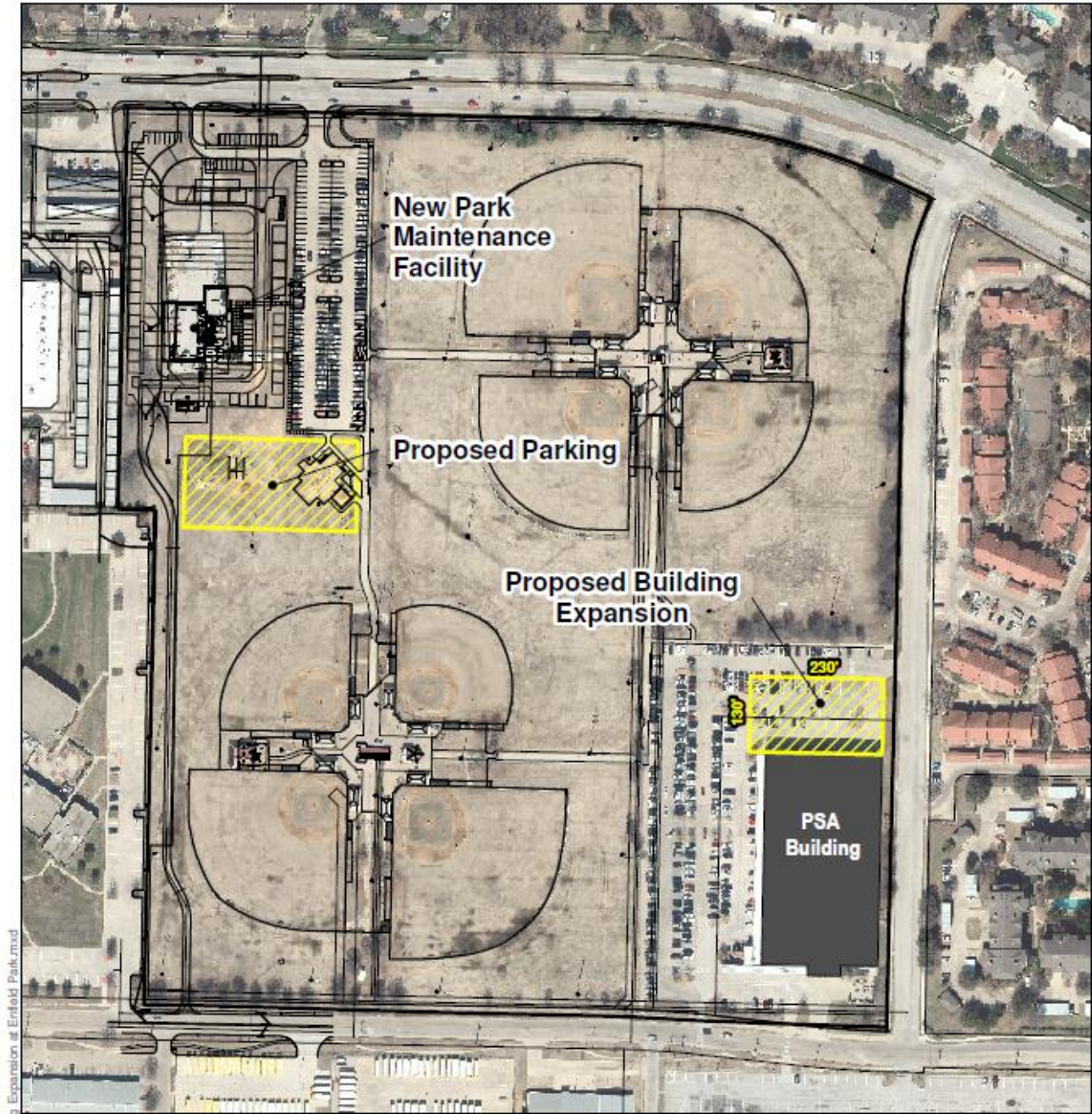
In 1998, the Plano City Council approved terms and conditions of a 30-year lease agreement between PSA and the City for the use of a portion of Carpenter Park for the construction of a gymnasium. That gymnasium is PSA1, located at 6500 Preston Meadow Drive in Plano, TX. In 2005, the City entered into a second 30-year lease agreement with PSA for the use of a portion of Enfield Park for the construction of a second gymnasium. That gymnasium is PSA2, located at 601 Seabrook Drive in Plano, TX.

With the growth of Plano, and the demands of sports facilities needed to play indoor sports, PSA is requesting City approval to expand the footprint of the PSA2 building at Enfield Park. The proposed 30,000 sq. ft. expansion would accommodate a large, synthetic turf arena for soccer and other turf sports, and allow for the conversion of existing space into two additional full-sized basketball courts. The expansion would allow PSA to offer more indoor recreational opportunities to the Plano community.

In order to accommodate this request, approximately 98 parking spaces in the south parking lot of Enfield Park will be lost to the gymnasium expansion. The lost spaces would be recovered by adding approximately 98 spaces to the north parking lot of Enfield Park at PSA expense. Construction of the new parking lot would be completed and operational prior to beginning construction of the building expansion. The cost of construction for relocated parking and for the gymnasium expansion would be carried solely by PSA, with no cost to the City.

A Location Map showing the proposed expansion and relocated parking is attached.

City staff recommends approval of PSA's request, and seeks authorization from City Council to proceed with preparing a formal agreement for Council's consideration.



T:\n08 8/5/2019 10:11 AM\Temp\Map\Proposed PSA Building Expansion at Enfield Park.mxd

Plano
City of Excellence

City of Plano Park Planning Division
8/5/2019

Location Map

Proposed PSA Building Expansion at Enfield Park

700 Legacy Dr, Plano, TX 75023

Project Location



**CITY OF PLANO
COUNCIL AGENDA ITEM**

Council Meeting Date: 9/9/2019

Department: City Secretary

Department Head:

Agenda Coordinator:

CAPTION

Designation of Council Member Grady as the City's applicant to the NLC Board of Directors, Finance Administration and Intergovernmental Relations Committee, and Military Communities Council.

FINANCIAL SUMMARY

FUND(S):

COMMENTS:

SUMMARY OF ITEM

Strategic Plan Goal:

Plano Tomorrow Plan Pillar:



**CITY OF PLANO
COUNCIL AGENDA ITEM**

Council Meeting Date: 9/9/2019

Department: City Manager

Department Head:

Agenda Coordinator:

CAPTION

Discussion and direction re: Comprehensive Plan Revisions

FINANCIAL SUMMARY

FUND(S):

COMMENTS:

SUMMARY OF ITEM

Strategic Plan Goal:

Plano Tomorrow Plan Pillar:



**CITY OF PLANO
COUNCIL AGENDA ITEM**

Council Meeting Date: 9/9/2019

Department: City Secretary

Department Head:

Agenda Coordinator: Lisa Henderson

CAPTION

Consideration and action resulting from Executive Session discussion

FINANCIAL SUMMARY

Not Applicable

FUND(S):

COMMENTS:

SUMMARY OF ITEM

Strategic Plan Goal:

Plano Tomorrow Plan Pillar:



**CITY OF PLANO
COUNCIL AGENDA ITEM**

Council Meeting Date: 9/9/2019

Department: City Secretary

Department Head:

Agenda Coordinator: Lisa Henderson

CAPTION

Consent and Regular Agendas

FINANCIAL SUMMARY

FUND(S):

COMMENTS:

SUMMARY OF ITEM

Strategic Plan Goal:

Plano Tomorrow Plan Pillar:



**CITY OF PLANO
COUNCIL AGENDA ITEM**

Council Meeting Date: 9/9/2019

Department: City Secretary

Department Head:

Agenda Coordinator:

CAPTION

Council items for discussion/action on future agendas

FINANCIAL SUMMARY

FUND(S):

COMMENTS:

SUMMARY OF ITEM

Strategic Plan Goal:

Plano Tomorrow Plan Pillar:

ATTACHMENTS:

Description	Upload Date	Type
Pending Agenda	9/4/2019	Informational

2019 - Discussion/Action Items for Future Council Agendas

September 20-22 – Plano Balloon Festival – Oak Point Park & Nature Preserve

September 23

- DART Report
- Police Departmental Presentation
- Appointment of New Board and Commission Members and Chairs
- Evaluation – Municipal Judge
- Evaluation – City Manager
- Deliberations – Evaluation of Council Appointees

October 9-11 – TML Annual Conference – San Antonio, TX

October 11 – Neighborhood Leadership Council–7:30 am

October 14

October 20-23 – ICMA Conference – Nashville, TN

October 28

November 7 – Town Hall – Senator Florence Shapiro Council Chambers – 7:00 pm

November 11

- Comprehensive Monthly Financial Report – September 2019

November 20-23 – National League of Cities, San Antonio, TX

November 25

November 28 & 29 – Thanksgiving Holidays

December 5 – Employee Luncheon 11-1:30 – Plano Event Center

December 9

December 17 (Tuesday)

- DART Report

December 24 & 25 – Christmas/Winter Holidays



CITY OF PLANO COUNCIL AGENDA ITEM

Council Meeting Date: 9/9/2019

Department: City Secretary

Department Head:

Agenda Coordinator:

CAPTION

Legal Advice

a) Respond to questions and receive legal advice on agenda items

FINANCIAL SUMMARY

FUND(S):

COMMENTS:

SUMMARY OF ITEM

Strategic Plan Goal:

Plano Tomorrow Plan Pillar:



CITY OF PLANO COUNCIL AGENDA ITEM

Council Meeting Date: 9/9/2019

Department: City Secretary

Department Head:

Agenda Coordinator:

CAPTION

Litigation

a) Greg Hatch and Laura Hatch v. City of Plano, 219-01849-2017, 219th District Court, Collin County Texas

FINANCIAL SUMMARY

FUND(S):

COMMENTS:

SUMMARY OF ITEM

Strategic Plan Goal:

Plano Tomorrow Plan Pillar:



CITY OF PLANO COUNCIL AGENDA ITEM

Council Meeting Date: 9/9/2019

Department: City Secretary

Department Head:

Agenda Coordinator:

CAPTION

Personnel
a) Evaluation - City Attorney

FINANCIAL SUMMARY

FUND(S):

COMMENTS:

SUMMARY OF ITEM

Strategic Plan Goal:

Plano Tomorrow Plan Pillar:
