

## City Council Work Session Handouts

July 29, 2013

- I. Review and Discuss the Rental Registration Program
- II. Review and Discuss the Alamo Draffthouse Opening Activities

# Rental Registration Program

**City Council Briefing**  
**July 29, 2013**

# Introduction

- The purpose of tonight's briefing is to:
  1. Review and discuss the current Rental Registration Program
    - Registration requirements
    - Inspection process
    - Fees
  2. Explore possible enhancement opportunities
    - Further improve the consistency of requirements as they relate to registration and inspection of all types of rental units
    - Render the requirements easier for residents to understand and thus easier to comply with
  3. Discuss next steps

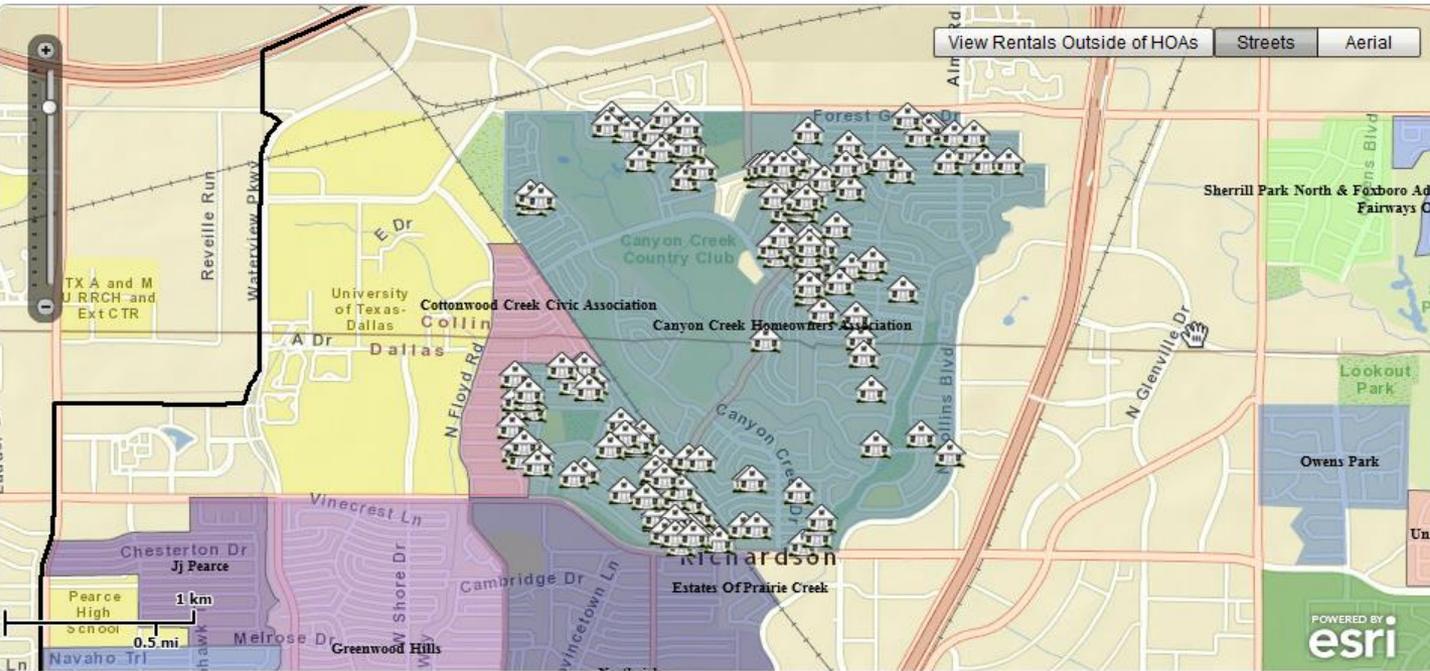
# Background

- In October 2003, City Council passed Ordinance 3441-A, thereby creating a Rental Registration Program for single family residential dwellings
- The purpose of the program is to protect the vitality and integrity of the City by ensuring its rental housing stock is maintained in a safe and healthy manner and that tenants are provided dwelling units that meet minimum fire, building and health standards
- Owners of rental units, including dwellings in which one or more rooms are rented, are required to register their property annually

# Background

- Identifying Rental Properties
  - Cross reference ownership records with utility records
  - Field inspectors (code enforcement officers, building inspectors, etc.) report “For Rent” or “For Lease” signs
  - Search online for listings
  - Review newspapers and other publications for listing
  - Tenant complaints
  - Citizen complaints

# Online Reporting System



## Rentals in Richardson

This application displays all rentals registered with the City of Richardson by home owner's associations.

You can view the rentals for a specific HOA by double clicking on the HOA.

To export a list of the rentals to Excel, double click the HOA, and then click the 'Export to Excel' button that appears at the bottom right of the application.

## Reporting A Possible Rental

If you suspect that a house is a possible rental, but you do not see it listed on the map, you can report it by clicking on the button below.

[Report a Possible Rental](#)

**HOA Name:** Canyon Creek Homeowners Association **HOA Website:** [www.canvoncreekhomeowners.com](http://www.canvoncreekhomeowners.com) **Code Enforcement Officer:** Rustin Kormos 972-744-4177 [Rustin.Kormos@cor.gov](mailto:Rustin.Kormos@cor.gov) **Rental Officer:** Andrew Edwards 972-744-4185 [Andrew.Edwards@cor.gov](mailto:Andrew.Edwards@cor.gov)

**Rental Information** (Click on a rental to view location on map, Double Click to zoom)

Address	HOA Name	Street Number	Street Name
513 PLEASANT VALLEY LN	CANYON CREEK HOMEOWNERS ASSOCIATION	513	PLEASANT VALLEY LN
410 RIDGE CREST DR	CANYON CREEK HOMEOWNERS ASSOCIATION	410	RIDGE CREST DR
2707 PINERY LN	CANYON CREEK HOMEOWNERS ASSOCIATION	2707	PINERY LN
2709 PINERY LN	CANYON CREEK HOMEOWNERS ASSOCIATION	2709	PINERY LN
2303 LAWNMEADOW DR	CANYON CREEK HOMEOWNERS ASSOCIATION	2303	LAWNMEADOW DR

Total Number of Rentals: 164

[Save to Excel](#)

# Background

- In November 2011, City Council passed Ordinance 3847, thereby enacting the below enhancements:
  - The annual registration fee was increased to \$75
  - The evaluation criteria was updated and a score sheet was adopted to assess the condition of properties
  - A score of 85 or higher was required to pass the annual inspection
    - A re-inspection of all properties that score less than 85 was required
  - An inspection was required upon a change in occupancy
    - Within 30 days of tenant moving in

# Registration Considerations

# Registration Process - Current

- Upon converting a single family residential dwelling to a rental unit, the owner is required to register the property with the City
  - \$75 registration fee
  - Failure to register the property is a criminal violation
- Registration of a rental unit must be renewed annually
  - Renewal notices are sent in January
  - \$75 registration fee
  - Failure to renew registration is a criminal violation
  - Failure to pay renewal fee is a criminal violation

# Registration Violations

- There are approximately **2,700 dwelling** currently registered as a rental unit.

	Jan 12 - July 13 Notices Issued	Jan 12 - July 13 Citations Issued	Jan 12 - July 13 Citations Issued
Failure to Register Property	463	86	49%
Failure to Renew Registration	538	48	27%
Failure to Pay Renewal Fee	509	43	24%
Total	1,510	177	100%

# Inspection Considerations

# Inspection Process - Current

- A property owner must schedule an inspection within 30 days of the first tenant occupying the dwelling and within 30 days of all subsequent tenant changes
- The tenant must make the home available for said inspection
  - If the tenant refuses to make the dwelling available for an inspection, an administrative search warrant may be sought from the City's Municipal Court to conduct said inspection

# Administrative Search Warrant

- Texas Code of Criminal Procedure states:
  - A search warrant may be issued for the purpose of allowing the inspection on any premises to determine the presence of a fire or health hazard or unsafe building condition or a violation of any fire, health, or building regulation, statute, or ordinance

# Administrative Search Warrant

- An enforcement official may seek an administrative search warrant if he/she feels there is probable cause to believe there exist a violation of the code or ordinances within the dwelling
  - Probable cause is defined as a reasonable amount of suspicion, supported by circumstances sufficiently strong to justify a prudent and cautious person's belief that certain facts are probably true
- An administrative search warrant must be reviewed and approved by a magistrate.
- The magistrate determines if warrant is based on probable cause prior to being issued.

# Administrative Search Warrant

- When reviewing a request for an administrative search warrant, the magistrate may consider the...
  - Specified knowledge of the affiant
  - Age and general condition of the premises
  - Previous violations or hazards found present in the premises
  - Type of premises
  - Purposes for which the premises are used
  - Presence of hazards or violations in, and the general condition of premises near, the premises sought to be inspected

# Administrative Search Warrant

- Examples of probable cause
  - Violation: Illegal business in the home
    - Customers reporting to the home on a daily basis
    - Supplies being delivered to the home on a regular basis
    - Home address used in advertising as business address
    - Verified complaints from neighbors

# Administrative Search Warrant

- Examples of probable cause
  - Violation: Too many people living in a home
    - Excessive number of vehicles parked at a home on a regular basis
    - Excessive amount of trash placed out on a regular basis
    - Verified complaints from neighbors

# Administrative Search Warrant

- Examples of probable cause
  - Violation: Dangerous or substandard building
    - Visible holes in the roof
    - Broken windows
    - Cracks in the foundation, veneer, other structural facets

# Code Violations - Rental Registration Program

- Since January 2012, **1,022 inspections** have been conducted via the Rental Registration Program
  - 69% of the inspections resulted in one or more violations being identified

	Jan 2012 - Jul 2013	Jan 2012 - Jul 2013
Exterior	1,337	52%
Interior	1,231	48%
Total	2,565	100%

# Code Violations - Rental Registration Program

- Since January 2012, **1,022 inspections** have been conducted via the Rental Registration Program
  - 69% of the inspections resulted in one or more violations being identified

	Jan 2012 - Jul 2013	Jan 2012 - Jul 2013
Non Life Safety	1,609	63%
Life Safety	956	37%
Total	2,565	100%

# Citizen Complaints

- Since January 2012, **749 complaints** have been filed by residents to report a possible code violation at a rental unit

	Jan 2012 - Jul 2013	Jan 2012 - Jul 2013
Exterior	692	92%
Interior	57	8%
Total	749	100%

# Code Violations - All Sources

- Since January 2012, **10,231 violations** have been identified at rental units by staff from various departments charged with enforcing the City's fire, building, health and zoning codes

	Jan 2012 - Jul 2013	Jan 2012 - Jul 2013
Exterior	9,612	88%
Interior	1,353	12%
Total	10,965	100%

# Enhancement Considerations

# Enhancement Consideration #1

- Amend the current ordinance to clarify existing language -  
No substantive change in regulations
  - Registration
    - Require a rental unit be registered within 30 days of the first tenant occupying the dwelling
    - Require registration to be renewed annually
    - Require registration form to be updated annually

# Enhancement Consideration #1

- Amend the current ordinance to clarify existing language -  
No substantive change in regulations
  - Inspection
    - Require an interior and exterior inspection within 30 days of the first tenant occupying the dwelling
    - Require an interior and exterior inspection within 30 days of a change in occupancy

# Enhancement Consideration #1

- Amend the current ordinance to clarify existing language -  
No substantive change in regulations
  - Inspection - Continued
    - Utilize a score sheet to assess the condition of rental units
    - Require a score of 85 or higher to pass the annual inspection
    - Require a re-inspection of all properties that score less than 85

# Enhancement Consideration #2

- Revise the current ordinance to modify existing regulations
  - Registration
    - Require a rental unit be registered within 30 days of the first tenant occupying the dwelling
    - Require registration to be renewed annually
    - Require registration form to be updated within 30 days of a change in occupancy

# Enhancement Consideration #2

- Revise the current ordinance to modify existing regulations
  - Inspection
    - Require an exterior inspection annually
      - The owner and tenant will be provided written notice of the inspection date and time
        - Notice will also offer interior inspection
      - The owner and/or tenant will be encouraged to be present for the exterior inspection, but not required
      - If the tenant does not consent to the exterior inspection, staff may seek an administrative search warrant to enter onto the property to conduct the inspection

# Enhancement Consideration #2

- Revise the current ordinance to modify existing regulations
  - Inspection\*
    - Conduct an interior inspection when...
      - A tenant requests an inspection in conjunction with their exterior inspection
      - Based on observations made during the exterior inspection, staff requests and the tenant consents to the inspection
      - Staff obtains an administrative search warrant to conduct the inspection if a tenant does not consent to said inspection

*\*This strategy is consistent with our multi-family inspection program*

# Enhancement Consideration #2

- An exterior and/or interior inspection could also be conducted at any other time if:
  - Requested by an owner if the home is vacant
  - Requested by a tenant if the home is occupied
  - The City has other probable cause and...
    - The owner or tenant, as appropriate, consents to the inspection
    - An administrative search warrant is obtained to conduct the inspection

# Enhancement Consideration #2

- Exterior Inspections - Violations easily viewed from the public right-of-way
  - Condition of paint, wood, siding, trim
  - Condition of doors, windows, shutters, screens
  - Condition of roofs, soffits, fascia, gutters, downspouts
  - Condition of walls, chimneys, foundations
  - Condition of stairs, handrails, and guardrails
  - Condition of fences, screening walls, retaining walls

# Enhancement Consideration #2

- Exterior Inspections - Violations NOT easily viewed from the public right-of-way
  - Condition of pools, pool equipment
  - Improper drainage, standing and collected water
  - Existence of illegal accessory structures, additions
  - Condition of accessory structures, additions
  - Unobstructed means of egress and ingress
  - Rodent, insect infestation
  - Junk or other prohibited vehicles
  - Open, hazardous, or chemical storage

# Fee Considerations

# Registration & Inspection Activity

Activity	Jan 12 - Jul 13 Current	Annual Estimate Consideration #1	Annual Estimate Consideration #2
Process Annual Registration Invoices/Fees	2,700	2,700	2,700
Process Updated Registration Forms	1,022	646	646
Enforcement activity required to obtain compliance with registration and renewal requirements	1,510	950	950
Court action required to obtain compliance with registration and renewal requirements	177	110	110
Exterior Inspections	1,022	646	2,700

# Registration Fee

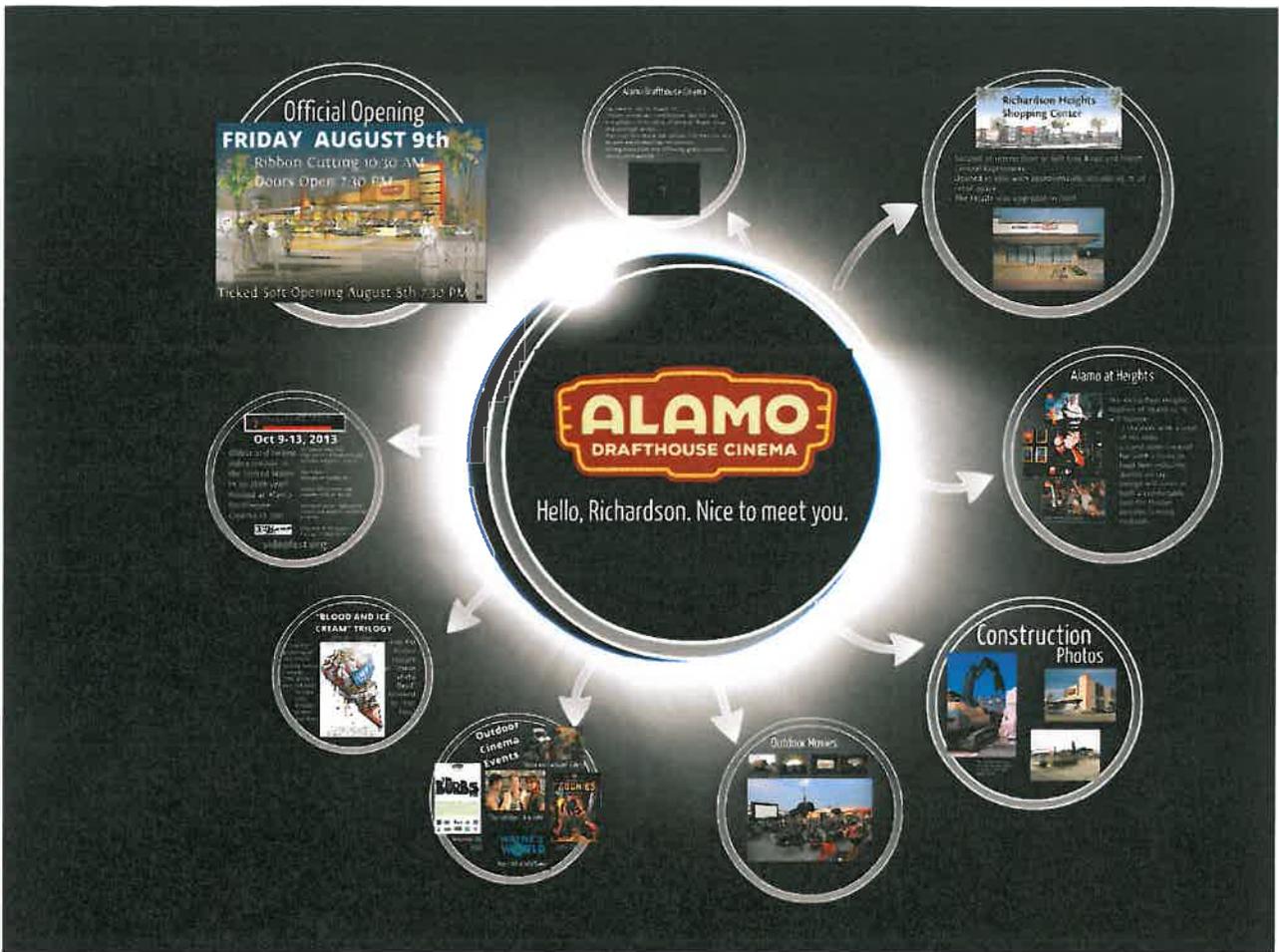
- In November 2011, the annual registration fee was increased from \$50 to \$75 to defray the expense incurred in administering the enhanced program
- Given that overall activity (registration, invoicing and inspection) is anticipated to remain unchanged if the existing ordinance is refined or increase if the existing ordinance is amended, no change in the annual registration fee is recommended at this time.

# Next Steps

- Accept City Council feedback and suggestions
- Refine or amend ordinance as directed
- Place updated ordinance of future City Council Agenda for consideration

# Rental Registration Program

## Discussion



## Alamo Drafthouse Cinema

- Founded in 1997 in Austin, TX
- Theater restaurant combination: first-run and independent films while offering in theater food and beverage service
- Branched into movie fan culture, film festivals, and its own movie distribution company
- Strong reputation and following geared towards young professionals



You Tube

## Richardson Heights Shopping Center



- Located at intersection of Belt Line Road and North Central Expressway
- Opened in 1955 with approximately 200,000 sq. ft. of retail space
- The facade was upgraded in 2007



## Alamo at Heights



Award-Winning Cuisine



Exceptional Cocktails



Alamo Drafthouse Cinema

The Richardson Heights location of 39,400 sq. ft. will feature:

- 7 theaters with a total of 744 seats
- a stand alone cocktail bar with a focus on local beer including dozens on tap
- lounge will serve as both a comfortable spot for theater patrons to enjoy cocktails

# Construction Photos



The previous Pep Boys location was demolished to create a new 100% digital facility.



Pr



The previous Pep Boys location was demolished to create a new 100% digital facility.





## Outdoor Movies



## Rolling Roadshow Crew

Every summer the Rolling Roadshow shows famous shows in famous places around the country.



photo from Richardson resident on online message board

Pre-show entertainment: Sardine eating contest!



photo from Richardson resident on online message board

The outdoor screen!

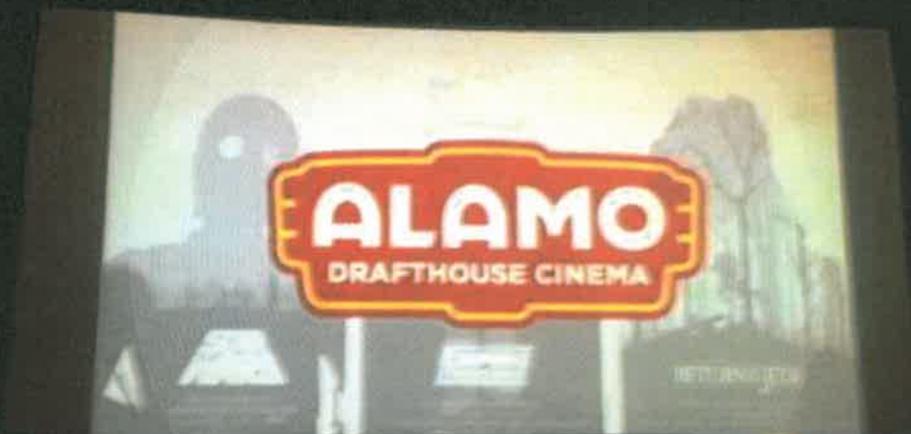


photo from Richardson resident on online message board

Strict No Talking Policy!

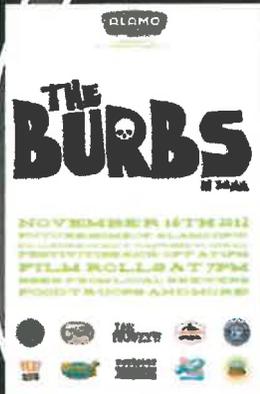
From this moment on,  
this auditorium is officially a  
**NO TALKING  
ZONE**

photo from Richardson resident on online message board

Outdoor  
Cinema  
Events



"Dazed and Confused" - July 13



November 16,  
2012



"The Lost Boys" - July 20th



July 27

**WAYNE'S  
WORLD**

May 13th at Wildflower

# "BLOOD AND ICE CREAM" TRILOGY

JULY 25 7:00pm

7:00 PM  
screening of  
2013 British  
Science Fiction  
Comedy,  
"The World's  
End" followed  
by Q&A  
with  
Director,  
Writer,  
and Actor



9:00 PM  
Double  
Feature  
of "Shaun  
of the  
Dead"  
followed  
by "Hot  
Fuzz"



DALLAS VIDEOFEST

AT THE DALLAS MUSEUM OF ART

## Oct 9-13, 2013

- Oldest and largest video festival in the United States
- In its 26th year!
- Hosted at Alamo Drafthouse Cinema in 2013

All-Festival Pass: \$150  
(Half priced All-Festival Passes  
between August 9 - Sept 9)

Day Passes:  
Saturday or Sunday: \$25

Seniors (60 or older) and  
students with ID: \$10 off

Individual tickets: \$8/program  
Seniors and students tickets: \$6/  
program



VideoFest 26 \$25 Special  
Package: 5 Films for \$5 ea

[videofest.org](http://videofest.org)

Official Opening

**FRIDAY AUGUST 9th**

Ribbon Cutting 10:30 AM

Doors Open 7:30 PM



Ticked Soft Opening August 8th 7:30 PM