

STR Stakeholder Advisory Group Meeting

Friday, 3/11/22 @ 3:00pm

Attendees:

- City Staff & Consultant (9): Andrea Gardner, Daniel McGinn, Bonnie McLaughlin, Gisell Orozco, Tracey Cantu, Heather Hulbert, Eric Wilhite, Sony Peronel, Buck Brice, and Michael Dice.
- Committee (13): Barbara Agan, Amanda Bliss, Robert Suggs, Cynthia Salazar-Garza, John Dunne, Polly Balzer, Ruby Cantu, Hannah Husby, Marvin Jones, Denise Villagran, Elke Gonzales, Andy Taubman, and Alex Harris.
- Absent Committee (4): Barbara Welder, Charles Duffley, Thomas Tiffin, and Mike Barber.

Notes:

- Agenda
 - Advisory group makeup/members/roll call
 - ACM briefing to City Council (Andrea Gardner, ACM)
 - Group not to write the language but to provide as much input as possible, including where in the city STRs are most appropriate. Entire city is open for discussion.
 - Consultant: looking at city as a whole, common for zoning ordinance, especially STR ordinances, wants to have an open dialogue.
 - Reminder that Phase I is complete and the registration ordinance goes into effect for the Island and Flour Bluff on 3/15/22.
 - STRs will be required to register with the City beginning next week.
 - STRs operating within single family zones we will be notified of violation, and Code Enforcement will be able to begin issuing citations.
 - Occupancy rates/Corpus Christi Housing Data (Dan McGinn, Planning)
 - National trends: wide range 20-75%
 - Denise Villagran: operators since 2021, mostly professionals and medical field, only open about 5-6 days a month, primarily good experiences, central area near Lamar Park, consistent across the year/seasons, slower in Nov-Dec due to COVID, professionals usually 2-6 weeks (usually their per diem covers the cost of the stay).
 - John Dunne: hosts longer stays, mostly traveling nurses, but also winter Texans, no lower occupancy than 70% per month, average stay around 4 days but they seem to be getting longer, Southside area.
 - Amanda Bliss: 70-75% occupancy rates, around 4 days, families with children and/or pets, one in Bayside, one in Westside, and one Central.

- Polly Balzer: great around hospital district where people are visiting folks who are ill or using it for a job, but on the island the shorter stays (like 2 days) it just opens it up to loud parties, experience with house where people were partying and then fighting, police had to be called.
 - Barbara Agan: experience with profanity, loud music, parties, people urinating off the pier in front of their children, all from the house across the canal (Laguna Madre Cove, Flour Bluff).
 - Robert Suggs: important to note that full-time residents are just as capable of being a nuisance as a visitor is, instead of excluding the STRs, why not exclude the nuisance specifically.
 - Eric Wilhite: As part of the STR ordinance we can add conditions to it for law enforcement. Just like hotels have different occupants, STRs will too.
 - Marvin Jones: PIPOA took a survey, majority of them against STRs in the RS-6 on the island, streets are narrow, people come to the island to party, people bought their homes with the understanding that their neighborhood would not allow STRs.
 - Andrea Gardner: city is advocating for preservation of neighborhoods and looking for a balance of the city as a whole, not advocating for STRs in any particular area of the city.
 - CCAR: position that property rights should be prioritized, people do purchase homes on the island with the intent of renting them.
 - Polly Balzer: homebuyers are relying on the promise of zoning by the city, concerned with the city breaking promises.
 - Hannah Husby: Summer 2021 had 71-86% occupancy, Summer 2020 at 69%, and Summer 2019 at 66%.
 - Alex Harris: asks Marvin Jones who was surveyed by the PIPOA? Never received a survey.
 - Marvin Jones: 600-700 respondents out of 4,500 PIPOA members.
 - Polly Balzer: is the city advocating for RS-6 STRs on the island?
 - Andrea Gardner: the city wants to hear from our residents all over the city, we are not taking a specific position on STRs regarding their location until we are able to fully vet the matter from everyone, so we are not advocating for STRs anywhere in the city until we've heard from this group, we will then use the information we have gathered and make the determination from the input we receive.
- Discussion of areas that might need to be excluded from STRs
 - Review of maps: Want to move through the city and look at areas/zones that we should exclude
 - Island Area:
 - Request for overview of STRs on the island (John Dunne). Dan hopes to have a map for the next meeting to review.
 - Question about complaints and data on legally operating STRs, present at the next meeting or send out before if available.

- Flour Bluff Area:
 - Issues in the channel with STRs
 - Concentrated STRs near the marina
 - Ruby: do HOAs stipulate whether or not you can have an STR?
Why is the city doing it?
 - Buck Brice: depends on the covenants but if they (HOAs or PIPOA) specifically prohibit them, the HOA may enforce.
- Will continue the map assessments at the next meeting.
- Reiteration that the group has been balanced by interests.
- Homework: what restrictions or regulations would you like included in the ordinance?