

STR Stakeholder Advisory Group Meeting

Friday, 2/18/2022 @ 3:00pm

Attendees:

- City Staff & Consultant (10): Peter Zanoni, Sony Peronel, Andrea Gardner, Daniel McGinn, Bonnie McLaughlin, Eric Wilhite, Michael Dice, Heather Hulbert, Tracey Cantu, and Buck Brice.
- Committee (11): Amanda Bliss, Andy Taubman, Polly Balzer, Robert Suggs, Charles Duffley, Denise Villagran, Hannah Husby, John Dunne, Ruby Cantu, Alex Harris, and Cynthia Salazar.
- Absent Committee (3): Barbara Agan, Barbara Welder, and Elke Gonzalez.

Notes:

- Introductions (City Manager, City Staff, Consultant, & Committee)
- City Manager Comments
- Briefing on Phase 1 Ordinance adopted January 11th (Registration and Permitting) (Dan McGinn):
 - Discussion of how STRs are defined and what rules the City of Corpus Christi has in place currently. Less than 30-day stays, currently not permitted in single-family zones (UDC states that “single-family units in a single-family zoning district cannot be rented for less than a one-month period”).
 - Exceptions: Bed & Breakfasts approved by City Council and PUDs that specifically allow STRs.
 - Current Ordinance adopted January 11, 2022. Establishes regulations for the protection of the health and safety of occupant(s) of STRs while also protecting the integrity of the neighborhoods that they operate in.
 - Current ordinance will be the primary tool for enforcement of non-compliant STR units. Will require a permit (for those not zoned single-family), \$50 annual application fee, and require information such as a floor plan, 24-hour contact for emergencies, and sworn self-certification that the unit meets the STR Ordinance requirements.
 - The ordinance will require all legally operating Short-Term Rental (STR) units in Flour Bluff and North Padre Island to register with and obtain a permit from the City effective March 15th. Legally operating STR units in the remainder of the city will be required to register and obtain a permit by July 11th.
- Phase 2 Work (Eric Wilhite):
 - Phase 2 process will evaluate land use and zoning to determine if there are single-family zoned areas that are appropriate for STRs and determine a basis for the locations of potential STRs.

- Stakeholder Advisory Group to provide input based on community preferences.
 - Staff to work with consultant (Eric Wilhite) to develop draft ordinance that will be presented to the committee, then the Planning Commission and City Council to consider potential land use changes.
- Consultant Eric Wilhite asks group what sorts of things committee members who run STRs have seen in their rentals:
 - Robert Suggs: Owner-occupied single-family residence, 2 years in operation, no complaints, Lamar Park area.
- Polly Balzer would like more residential/ neighborhood committee members.
- Andrea Gardner: the three members not in attendance would fill those roles.
- Andy Taubman: Suggested additional items for the ordinance:
 - Need a good guest log to show history of tenants in unit
 - HOT tax information
 - Tenants vs. transients: would like to consider guests as transients to make enforcement easier and more immediate, but would need corresponding legislation (see what hotels do)
- Buck Brice: HOT tax was already in effect by statute, not overlooked in ordinance.
- Alex Harris: is there way to do a bulk registration?
- Heather Hulbert: probably not, the documents that are required for the permit may not allow that. HOT tax is a separate ordinance, may need to cross-reference with STR ordinance.
- Amanda Bliss: rules enforced in her STRs, 2 people per bedroom + 2, willing to put noise monitor on homes, neighbors have a contact information for any issues, Airbnb also has a 24-hour neighborhood hotline to help with any issues as well, perhaps a hotline would be helpful.
- John Dunne: had some issues with guests, 100% by people from Corpus, instituted quiet hours, cameras, ring doorbell, strict house rules accumulated from experience, tries to avoid them in the future, suggestion that they have a minimum stay (does not allow 1-night stays), Airbnb has software to help with “party environment” but can’t avoid it all costs.
- Eric Wilhite: What about parking? Longer stays could deter, also setting minimum stays.
- Hannah Husby: 1500 STR units on the island in correctly zoned areas, 150 in downtown, 120 in the rest of the city (these are available listings on Airbnb collected from HOT tax data). There has been some confusion, clarification in the ordinance between single home dwelling and unit, need wording that is clearer.
- Tracey Cantu: the phased approach will allow code enforcement officers to address properties that are not properly registered, this ordinance gives us a better way to identify and address problem properties.

Next Steps:

- Will have 3-4 more meetings, will have a crafted framework for an ordinance, need to add a few more members to the committee.
- CC is a unique situation and will need to craft something specific for our community.
- Next meeting: March 25 @ 3:00pm, Friday afternoons seem to work.