

STR Stakeholder Advisory Group Meeting

Friday, 3/25/22 @ 3:00pm

Attendees:

- City Staff & Consultant (7): Andrea Gardner, Daniel McGinn, Bonnie McLaughlin, Gisell Orozco, Tracey Cantu, Heather Hulbert, and Eric Wilhite.
- Committee (9): Barbara Agan, Amanda Bliss, John Dunne, Elke Gonzalez, Hannah Husby, Marvin Jones, Cynthia Salazar-Garza, Robert Suggs, and Thomas Tiffin.
- Absent Committee (7): Polly Balzer, Mike Barber, Ruby Cantu, Charles Duffley, Alex Harris, Andy Taubman, and Denise Villagran.

Agenda:

1. Open discussion of “homework” and areas visited.
2. Specific district focus: Northwest, Downtown, & Westside
3. Best Practices: reviewed framework of 2 other Texas city STR codes
4. Introduce regulations/concepts for Phase 2 at next meeting

Notes:

The meeting began with group members sharing experiences they have had with Short Term Rentals within the City and in other areas of the country. Robert Suggs shared some of his experiences operating STRs and feels that they can be appropriate in all areas of the City with proper regulation and restrictions. Thomas Tiffin discussed his family travels and experience using STRs in Florida. He talked specifically about the Florida Keys and stated they do a great job with controlling the STRs with the restrictions which are checked and enforced to ensure that people are following the rules. He was supportive and identified that we have a real need for them for large families, they are a great option for people and bring revenue to the city.

The discussion then moved to evaluating the Northwest, Westside, and Downtown areas of Corpus Christi to identify if there are any parts of these areas that should be excluded from STR activity. When discussing the Northwest, it was identified that we don't see large concentrations of STRs here. It was noted that they may be options however during the turnarounds at the various plants when extra workers are brought in. No specific areas were identified in the Northwest that should be excluded. Then the Westside area was discussed, and no specific areas were identified for exclusion or consideration for STR use.

Downtown and North Beach area were the final areas discussed and the topic of zoning was covered. These areas have a mix of housing types, lots of different types of zoning, most STRs Downtown are legally operating as they are not located within single-family zones. Lots of good investment and mixed uses in the area that seem to be working well. The group identified that the area around the hospital would be a good opportunity for STR use serving the medial field.

The next topic covered best practices that are currently being used in Texas. Staff shared some common and differentiating components of the Arlington and San Antonio STR ordinances. The first topic covered was how various cities across the country define the different types of units. Most cities have created different rules for the type of unit, the main distinction being whether the owner lives on-site (though City of Waco has a Type 3 that could be looked at). For the most part STR rules are more flexible for how and when the unit can be used as an STR when an owner is on-site.

The group discussed the two most common unit type definitions currently being used. Most cities are calling them Type 1 and Type 2 units.

Type 1 units typically have the owner living on-site and are renting out a room(s), an accessory dwelling unit on the site, and/or a detached garage apartment unit on the site.

Type 2 units are not owner occupied and would include the entire single-family or multi-family home, townhome, condo, or apartment unit. The Type 2 units generally have more restrictive regulations and seek to not permit high concentrations or densities of these type units in a particular neighborhood. Inclusion of these type of units would likely need to be part of any ordinance regulating STR use.

The Group then discussed aspects of the of the San Antonio and Arlington STR ordinances. Staff presented general criteria found within each ordinance to provide background on what an ordinance could look like and took questions from the group.

The City of San Antonio's STR ordinance uses unit type to define the regulations for each type and then uses a percent of block face in single-family areas to regulate density of units on a given street. The City of Arlington has a different approach for single-family areas and only allows it in an identified 1-mile zone around their entertainment complex (Cowboys, Rangers, Six Flags, Convention, etc.) or within an existing residential structure within a commercial or multi-family zoned area.

Questions were answered by staff regarding what a block face was defined as in the San Antonio Ordinance (each side of the street between two intersections is a separate block face). There was discussion about block length, distance units should be set apart, etc. Research showed that most STRs were located closer to intersection nodes rather than spread throughout a neighborhood/block.

Staff advised what happens to an applicant after the density limit per block face is reached. In San Antonio they offer a Special Exception process through the Board of Adjustment that an owner can apply for.

Staff advised that densities can be based on a specific area and can help add STRs in an area where there may be more demand.

Some other highlights of the San Antonio Ordinance that were discussed included that STR permits are not transferrable; they are owner-based; apartments and single-family homes are both restricted by the 12.5% limitation to either a complex or block face; there is no distance/separation requirement.

The group suggested more education for STR owner/operators on advising how to be a good neighbor/operator be provided by the city. San Antonio used presentations and public meetings held in various parts of the city to provide information. Online platforms also do a good job of discussing regulations.

The CoCC current STR permit fee of \$50 seems low, if the fee is higher can we help to enforce the rules and regulations better. Staff noted that fee are set by Council, can always be looked at readjusted, it's just a Council action. Do other cities have a hotline to report STRs? Most cities have a non-emergency line to handle these type of enforcement calls. Marvin Jones requested that a list/map of permitted, legally operating STRs be added to the City's STR website, and that idea was agreed upon by Staff and the group.

The next STR Stakeholder Advisory Group meeting will be on Friday, April 8, 2022.