

STR Stakeholder Advisory Group Meeting

Friday, 4/8/22 @ 3:00pm

Attendees:

- City Staff & Consultant (10): Andrea Gardner, Daniel McGinn, Leane Heldenfels, Roger Montelongo, Heather Hulbert, Buck Brice, Michael Dice, Tracey Cantu, and Eric Wilhite.
- Committee (11): Elke Gonzales, Polly Balzer, John Dunne, Robert Suggs, Barbara Agan, Ruby Cantu, Andy Taubman, Hannah Husby, Charles Duffley, Marvin Jones, and Thomas Tiffin.
- Absent Committee (6): Alex Harris, Amanda Bliss, Denise Villagran, Cynthia Salazar-Garza, Mike Barber, and Gene Kasprzyk.

Agenda:

1. Area Review (Southside, Bayside, London)
2. Ordinance: Tiers/Types in Ordinance Framework
3. Density or saturation examples
4. Example of actual distribution of STR Market
5. Moving forward to text of ordinance, based on advisory group input

Notes:

- List of legally operating STRs and map are still in progress, staff can share the list. Staff will not be able to share the denied permits since they are pending formal investigation.
- Public Comment document was given to the advisory group and has also been posted online. Staff will be updating the document online weekly.
- Wrap up of map exercise: Review of Southside, Bayside, and London areas.
 - London
 - In and around the school area, neighborhoods developing north and west within city limits. Also, a piece off the Staples corridor near the botanical gardens, approx. 1-acre lots on septic.
 - No comments
 - Southside
 - Oso Creek to the south, east, SPID to the north, and Crosstown as the western boundary. Mix of single-family and commercial as well as multi-family.
 - No comments
 - Bayside
 - North of SPID, Oso Bay to the east, Corpus Christi Bay to the north, and Crosstown is the western boundary. Grid like subdivision patterns, smaller blocks, lots of schools and parks in these neighborhoods.
 - No comments

- Tiers/Types of Units
 - Type 1: Owner or lessee-occupied property, homeowner lives on site and rents private room, ADU, garage apartment, etc.
 - Type 2: Owner or lessee do not occupy the property as primary residence.
 - Slides just examples of how density can be managed in neighborhoods. Block faces can vary in unit numbers so percentages can look different based on the street/area.
 - Question from non-advisory group member about identifying investment properties: San Antonio has an active list that can be turned on as a layer on the GIS site as a neighborhood resource. Corpus Christi does not yet as the second part of the ordinance has not been passed.
 - Andy Taubman: opposed to this sort of density control. As a property rights matter, doesn't reflect the demand for STRs in certain areas, does not think that this is right.
 - Hannah Husby agrees with Mr. Taubman's position on density control.
 - Any ordinance that is approved will have an appeal process, there will be scenarios where an exception is appropriate. Priority may be based on the date submitted, like San Antonio rules but decisions still in the works.
 - Robert Suggs requests the numbers from the PIPOA survey, would like to understand what the survey actually reflects in regard to homeowners.
 - Staff has posted the PIPOA and ISAC documents on the STR Phase II website.
 - Elke Gonzales requested complaint data.
 - Unfortunately, no way to track or log these complaints, they just show up as "noise complaint" no way to determine whether or not it was an STR. Code enforcement has some data, but the police do not. Code Enforcement data is only regarding illegally operating STRs, not noise. Police have asked that they are provided with list of STRs for future enforcement and data collection.
- San Antonio comparison
 - 12.5% density for type 2 and unlimited for type 2 (per blockface)
 - Short-Term rental registrations chart, total of approximately 2,6000 STR units registered, certain districts have the majority of their permits.
- Question about monitoring utilization of permits (non-member) as well as whether or not that information would be public information.
- Michael Dice: SA did not monitor any utilization numbers, could be an option/requirement.
- Daniel McGinn: but there will be a process for exceptions/variances. Not sure about the information being available to the public.
- Member Marvin Jones: perhaps it could be monitored through the HOT tax based on how much they pay for the year.
- Member Barbara Agan: concern about administrative duties, \$50 not enough to cover the expenses, someone will need to monitor that.
- Heather Hulbert: permit fees and HOT tax different, cannot use HOT tax for monitoring STRs. Administrative duties would have to be funded from permitting/registration fees.
- Daniel McGinn: fees can also be reviewed annually and reevaluated as needed.
- Member Polly Balzer: concern about the current taxes already not enough for city maintenance so these additional services will require additional funds to support. What about fines? What are we fining for and how much? Will we discuss this on a future agenda?
- Daniel McGinn: departments are aware of this program and are making adjustments accordingly.

- Andy Taubman: are telephone numbers being used as the permit number? Says Airbnb will not allow the posting of telephone numbers so something to consider if true. Also, proposal sent to the group/city to define non-resident occupants to allow landlord to throw them out of the house with the support of the police. Would like proposal to be added to a future agenda.
- Andrea Gardner: property owner has to be on site for the police to force someone to leave. Have to have permission of property owner (physically present) to force someone off the property. Not sure if that also includes a property manager, will check with the police chief.
- Michael Dice: The permit number is not a phone number. It is the year and the tax registration number combined.
- Member Elke Gonzales: STR properties being appraised as higher value in other Texas cities, specifically Fredericksburg.
- Member Polly Balzer: definitely depends on supply and demand since they are restricted, specifically referring to the island, can devalue property if not enforced properly. If they are allowed in more areas, it requires more enforcement/resources.
- Current STR totals for Padre Island & Flour Bluff:
 - 199 issued
 - 42 pending payment
 - 13 rejected for incorrect area or zoning
- Upcoming agendas: need to move forward with creating the ordinance text with the feedback that's been collected from the meetings, potential topics can be sent to staff for consideration.

Next meeting April 29, 2022 @ 3:00pm