

Short-Term Rentals Stakeholder Advisory Group

May 16, 2022 @ 3:00pm

Attendees:

- City Staff & Consultant (13): Andrea Gardner, Dan McGinn, Bonnie McLaughlin, Leane Heldenfels, Eric Wilhite, Michael Dice, Buck Brice, Heather Hurlbert, Raymond Maylone, Steve Viera, Bobbie-Rae Maldonado, Sony Peronel, and Peter Zanoni.
- Committee (10): Robert Suggs, Andy Taubman, John Dunne, Thomas Tiffin, Hannah Husby, Gene Kasprzyk, Marvin Jones, Elke Gonzales, Ruby Cantu, and Alex Harris.
- Absent Committee (7): Polly Balzer, Amanda Bliss, Denise Villagran, Barbara Agan, Cynthia Salazar-Garza, Charles Duffley, and Mike Barber.
- Non-members (2): Keith Stasney and Moni Kaur.

Agenda:

1. Review of briefings for CC and PC this week

Notes:

- Discussion of the upcoming briefings
- Review of presentation for CC tomorrow (5/17/22)
 - Background on the STR ordinance process
 - STR Stakeholder group makeup and meetings
 - Actions since January 11, 2022
 - Proposed Key Elements:
 - Proposing 2 types:
 - Type 1: owner or lessee-occupied property
 - Type 2: owner or lessee do not occupy property as primary residence.
 - Density & Percentage restrictions
 - Type 1: no restrictions
 - Type 2: 15% of block face can be used for STR (block face is defined as one side of the street)
 - North Padre Island:
 - Exclude all single-family zoned areas (RS-6)
 - All new single-family development would still have the ability to include language within their Planned Unit Development (PUD) that could allow for STR uses within the project.
 - Special Exception process:
 - Property owners can request a special exception to the percentage restrictions and allow more units on a block face via the Zoning Board of Adjustment.
 - Discussion of options for Island exceptions: perhaps a City Council approved Special Use Permit; petition City Council to rezone their property. The rest of the City

would have a similar appeal process in terms of notice within 200', but they would use the Zoning Board of Adjustment while the Island would utilize City Council.

- Proposed Next Steps:
 - May 17 – City Council Briefing
 - May 18 – Planning Commission Briefing
 - May 19 – Post summary video and Phase 2 Draft Ordinance on project website
 - June 6 – Receive public comments on Phase 2 Draft Ordinance
 - June 10 – Stakeholder Advisory Group meeting
 - June 15 – Planning Commission Meeting (Phase 2 Ordinance Recommendation)
 - Jun 28 – City Council Meeting – Emergency Reading of Ordinance
 - July 11 - Effective date of Phase 2 Ordinance
- Question about properties securing STR permits and then not using them.
 - Staff (Buck Brice): will look into remedies.
 - CM: registrations will use same portal to report HOT tax, could review for use, Board of Adjustment could use that information to issue another STR above the 15% limit for the block face.
- Question about a three-strike rule for general issues (noise, trash, etc.) to revoke the permit.
 - Staff (Michael Dice): 3 confirmed citations would cause the permit to be revoked (administratively).
- Suggestions/statements made by members of the Advisory Group:
 - Not all Advisory Group members support excluding the Island altogether, there is concern about treating certain parts of the City differently than others. Also concerns about STR owner/operators on the Island not being afforded equitable property rights.
 - Suggestion to remove the PIPOA Survey from the website (or add a note) since it was not a City survey.
 - Suggestion to increase block face percentage to 25% for some areas (Flour Bluff) and decrease to less than 15% for other areas (Island).
 - Suggestion to utilize hotel rules to have renters removed from properties by police (similar policy in Port Aransas). Concern about the ability to enforce the Ordinance.