

Short-Term Rentals Stakeholder Advisory Group

May 6, 2022 @ 3:00pm

Attendees:

- City Staff & Consultant (8): Andrea Gardner, Daniel McGinn, Heather Hulbert, Michael Dice, Tracey Cantu, Buck Brice, Bonnie McLaughlin, and Eric Wilhite.
- Committee (10): Barbara Agan, Polly Balzer, Robert Suggs, Cynthia Salazar-Garza, John Dunne, Hannah Husby, Amanda Bliss, Denise Villagran, Andy Taubman, and Marvin Jones.
- Absent Committee (7): Alex Harris, Elke Gonzales, Ruby Cantu, Charles Duffley, Thomas Tiffin, Mike Barber, and Gene Kasprzyk.
- Non-members: Chris Steinbruck, Michelle Buford, Joshua Bolton, Keith Stasney, Tommy Woolsey, Crystal (no last name), Kyle (no last name), Roxan (no last name), and Thomas (no last name).

Agenda:

1. Discussion of process completed
2. Best Practices: Comparison of other Texas communities' STR codes
3. Review of responses/additional feedback
4. Introduce high-level key elements of DRAFT STR Ordinance
5. Schedule moving forward

Notes:

- Actions so far:
 - Summer 2021: Staff provided an STR briefing
 - December 2021: Briefing on proposed registration ordinances
 - January 2022: Registration Ordinance passed
 - March 15, 2022: All legally operating STR units in Flour Bluff and Padre Island must register
 - February – May: Stakeholder Advisory Group met bi-weekly
- Other Texas Cities: Examples:
 - Looked at cities with similar focuses on tourism/size/population as well as those with STR Ordinances that have been in place for a year or so. Also looked at different STR types (type 1, type 2, and some of type 3) of those cities.
 - Texas Cities Reviewed: Austin, Arlington, Waco, Galveston, College Station, and San Antonio.
 - Group Member Suggestions:
 - Review South Padre Island's STR policies/ordinance
 - Consider canals as a unique feature
 - Look at cities without an ordinance
 - There isn't any city that is exactly like CC, Corpus is very unique, barrier island a part of the city so there isn't a perfect model.
 - Member question: can HOAs regulate STRs?

- Staff's Response (Buck Brice): Yes, HOAs can restrict them but the covenant language has to be specific to STRs.
- Review of responses to group survey
 - Varied responses to questions, range of opinions
 - Group can submit survey responses at any time, still accepting feedback
 - Public comments: created email (strcomments@cctexas.com)
 - 29 comments total received
 - 11 in support of STRs within single-family
 - 18 against, 12 from the island
- Ordinance Development:
 - Evaluation of public comments
 - Evaluation of Stakeholder feedback
 - Final review of best practices
 - City Staff review of consultant recommendations
- Potential Public Engagement (TBD):
 - Posting of video summary outlining ordinance
 - Posting of the draft ordinance
- Schedule moving forward:
 - May 6: Stakeholder Advisory Group Meeting
 - May 17: City Council Briefing
 - May 18: Planning Commission Briefing
 - June 6: Deadline to receive public comments on ordinance
 - June 10 (tentative): Stakeholder Advisory Group Meeting
 - June 21: Joint PC and CC Meeting (1st CC Reading)
 - June 28: City Council (2nd Reading of Ordinance/Adoption)
- Questions/Discussion:
 - Member Robert Suggs: When will the committee receive a draft to review?
 - Staff's response (Andrea Gardner): It will be posted on the website for review prior to the potential June 10th Stakeholder meeting and the group will be notified. The city also plans to offer other means of public engagement for the community.
 - Member Andy Taubman: At the last meeting, the issue of being able to take non-resident occupants out of a disruptive situation was brought up and discussed with Chief Markle. Thinks the concept is critical to this ordinance and could be modeled after hotel policies.
 - Staff's Response (Andrea Gardner): The chief's stance on this is that CCPD receives a request for service, they will respond. It will be up to officer discretion as to what happens on scene and the circumstances that are presented. There isn't a good way to put every possible scenario in writing. No law enforcement on the call but willing to share any information concerning enforcement with the police department.
 - Member Polly Balzer: Wants to note that where enforcement is concerned, STRs are different than a hotel, there isn't always someone (an owner) on the property to invite the police onto the property. It is much more difficult on private property like an STR, a hotel has a manager to invite police on to the property.

- Non-member questions about lack of responses to the survey and whether or not it was required:
 - Consultant response (Eric Wilhite): not required but strongly encouraged in order for their voices to be heard.
- Member Marvin Jones: Whitecap Preserve, will there be RS6 within it? Want to clarify that the PIPOA is not opposed to STRs in future developments, just in single family areas currently built.
 - Staff's response (Dan McGinn): Staff doesn't have that information currently, haven't seen the zoning application yet.
- Non-member question about STRs that have received a citation, can they apply for a permit once the new ordinance is passed?
 - Staff's response (Dan McGinn): still working through that, once the ordinance is in place (July 11th target date for STRs across the city) keep an eye out for effective dates if the council is receptive. It shouldn't preclude you from registering if it becomes legal in that area.
- Member Marvin Jones: What about those who are zoned single-family and not using major sites to advertise?
 - Staff's Response (Tracey Cantu): our software catches more than just the main websites, is familiar with some of these properties, working with legal on how to best approach them.