



Short Term Rentals Briefing (STR)

City Council
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Short Term Rentals

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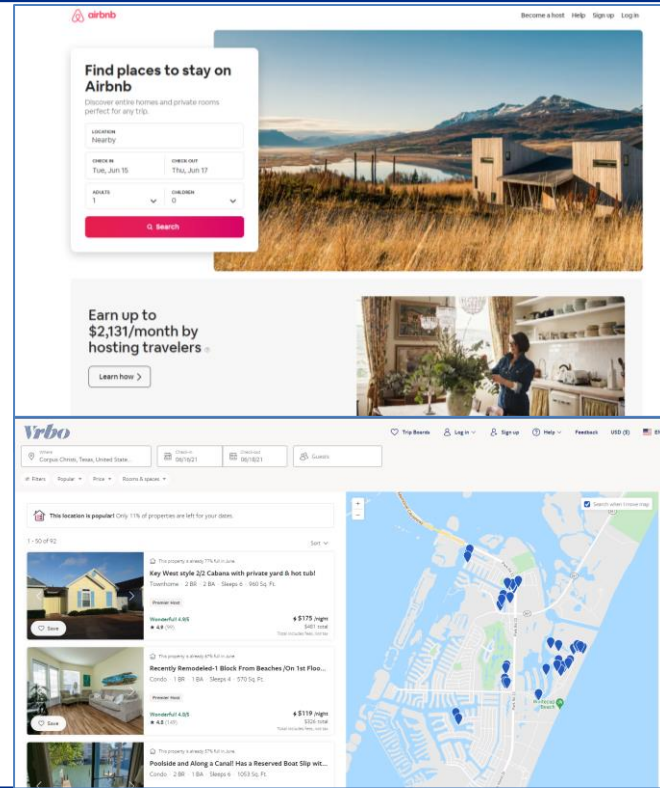
Community Activity (2018-21)

- 2018- CVB- lead an effort/taskforce to evaluate short term rentals in 2018 and briefed the City Council on November 13th, 2018. No action was taken at that time.
- 2021- Padre Island Property Association conducted an internal survey and provided a letter to the city stating their membership is opposed to STR's in single-family areas.
- 2021 – City Council Briefing- 6/29/21
- 2021 – Townhall Meeting (North Padre Island) – 10/7/21



Short Term Rentals

- Rental accommodations that include a variety of unit types (condo, townhome, single family home, RV's, boats, etc..)
- Not a new concept but the technology connecting owners and users has improved.





Short Term Rentals

- **Corpus Christi Unified Development Code 5.2.24 Rentals (Single Family)** Single-family units in a single-family zoning district cannot be rented for less than a one-month period.
- Exceptions-unless approved by City Council as a bed and breakfast home **or** a Planned Unit Development (PUD) that specifically allows short term rentals.
 - No B&B's approved in recent years
 - PUD's are east of PR-22 on Padre Island



Enforcement

- The violations are addressed as a zoning violation for “Illegal Land Use” under the Unified Development Code (UDC) 1.7.2 – Minimum Requirements and 5.2.24 – Use Regulations | Rentals (Single Family)
 - Code Enforcement responds to complaints, but one element of the violation (rental for less than 30 days) is the private transaction; therefore, it can only be proven with (1) admissions by a party to the transaction or (2) sting operations
 - Code Enforcement contact often results in non-STR citations concerning visible violations in area
 - Staff has noticed an increased number of complaints city-wide, but most of the complaints are on Padre Island, followed by North Beach and along Ocean Drive.
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Potential elements of registration ordinance?

- Registration /STR Permit Number
 - Fees—may not exceed cost of administration of program
 - Rules for life safety
 - Nuisance reduction
 - Parking
 - Noise
 - Trash
 - Procedures to revoke the registration of STR owners that violate rules
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Next Steps

- City Council approves a Registration Ordinance
- Create STR website and software
- Provide Staffing and Resources for administration of registration
- City Council considers further land use regulation changes through public engagement to determine what areas can support Short Term Rentals