



PADRE ISLES PROPERTY OWNERS ASSOCIATION

14015 FORTUNA BAY DRIVE • CORPUS CHRISTI, TX 78418-6327 • (361) 949-7025 • FAX (361) 949-7026 • EMAIL padreisles@pipoa.net

December 3, 2020

City of Corpus Christi
Island Strategic Action Committee
1201 Leopard Street
Corpus Christi, TX 78401

Mr. Jay Gardner, Chairman Island Strategic Action Committee (ISAC)
Mr. Charles Duffley, Chairman Subcommittee Short Term Rentals

Dear Gentlemen,

Thank you for the opportunity to provide the ISAC with recommendations regarding short-term rentals within the Padre Isles Property Owners Association (PIPOA). As stated in my email dated October 5, 2020, the PIPOA Board of Directors created a committee to study the short-term rental issue. The study included a survey of its members with recommendations for areas involving short-term rentals with rules, and regulations pertaining to short-term rentals. Below find, the results of the committee's study.

SURVEY

The PIPOA sent a survey of five questions to its membership; see Exhibit A attached. The survey results indicate that over 80% of those responding strongly agree or agree that short-term rentals should not be allowed in single-family residential areas. 73% either strongly agree or agree that short-term rentals should be regulated by the City of Corpus Christi laws and regulations. 79% either strongly agree or agree that the City of Corpus Christi should strictly enforce short-term laws and regulations. 77% either strongly agree or agree that short-term rentals will reduce property values in the PIPOA. Finally, 77% either strongly agree or agree that short-term rentals will reduce the quality of life in the PIPOA. The chart in Exhibit A provides an excellent graph depicting the survey results. Please take a moment to review the chart.

IT IS CLEAR THAT THE RESIDENTS OF THE PIPOA DO NOT WANT SHORT-TERM RENTALS IN THE RESIDENTIAL SINGLE-FAMILY NEIGHBORHOODS. THEREFORE, THE PIPOA RECOMMENDS NO SHORT-TERM RENTALS IN THIS AREA.

MULTI-UNIT

Within the boundaries of the PIPOA are numerous multi-unit properties. These properties include duplexes, triplexes, condominiums, townhouses, and so on. Some of these units



PADRE ISLES PROPERTY OWNERS ASSOCIATION

14015 FORTUNA BAY DRIVE • CORPUS CHRISTI, TX 78418-6327 • (361) 949-7025 • FAX (361) 949-7026 • EMAIL padreisles@pipoa.net

currently provide short-term rentals. The PIPOA recommends that these multi-unit properties be allowed to choose ("home rule") whether or not they accept short-term rentals via their governing documents.

EAST OF PARK ROAD 22

The PIPOA recommends the area East of Park Road 22 (the gulf side of Park Road 22) be designated for short-term rentals. This area has limited RS-6 and will accommodate short-term rentals for existing properties and new development.

ZONING

Exhibit B attached, is an email I received on October 1, 2020, from Mr. Gene Delauro, Building Official, Developmental Services. His email and map indicate which zoning areas of the Island currently provide short-term rentals.

Exhibit C attached is a map obtained from the City website using the application of the layers. Please note, the area in Yellow is currently zoned RS-6 residential. It coincides with single-family residential neighborhoods. It also shows other areas in addition to the RS-6.

RULES AND REGULATIONS

The PIPOA recommends the following rules and regulations be enacted in areas where short-term rentals are allowed:

- I. Procedures and Enforcement
 - a. Registration applications:
 - i. Application for STR registration for each property to be used as STR;
 - ii. Application fee of \$1,500 for each STR application;
 - iii. Application to include owners' names, including a name for each individual(s) operating an entity or business under the Texas Business Organizations Code;
 - iv. Proof of liability insurance rated for rental usage; minimum \$1 million per occurrence (City to receive notice, if insurance is canceled);
 - v. 45-day wait period;
 - vi. Notification of application submittals to all property owners within 100 ft (including a list of STR rules);
 - vii. Name and contact information for the local contact person ("LCP") responsible for STR property management;



PADRE ISLES PROPERTY OWNERS ASSOCIATION

14015 FORTUNA BAY DRIVE • CORPUS CHRISTI, TX 78418-6327 • (361) 949-7025 • FAX (361) 949-7026 • EMAIL padreisles@pipoa.net

- b. Annual Registration
 - i. Registration fee of \$500 annually;
 - ii. Proof of liability insurance as provided above;
 - iii. Notice to property owners within 100 ft, including the name of Local contact Person; local telephone number; email address; and registration number;
 - iv. Third-party management and software – information regarding registration made readily available to the public including owner name(s), name of Local Contact Person, local 24-hour telephone number, local address, registration number, and insurance provider;
- c. Two-night minimum rental period;
- d. Local Contact Person ("LCP")
 - i. Over 18 years of age and resident of the City;
 - ii. Local telephone number;
 - iii. Local mailing address;
 - iv. Email address;
 - v. Staffed 24 hours;
 - vi. 60-minute maximum time to respond and correct violation(s);
- e. Conducting business as a short-term rental without registration:
 - i. Fine of \$2,000;
 - ii. Voids all registrations (for all properties) held in that name and/or entity;
 - iii. Permanently prohibited from applying for future STR registration (for that property or any other within the City).
- f. Visible signage on the front door of property including occupancy, parking capacity, owner name(s), registration number, 24-hour contact for LCP;
- g. Copy of STR rules signed by renters;
- h. Copy of STR rules posted in a prominent location inside the property;
- II. Occupancy limit two people (including adults and children) per bedroom;
- III. Parking- maximum two cars (or fewer, if limited by individual HOA);
- IV. Comply with Chapter 31 of Municipal Code regarding noise;
- V. Comply with Chapter 18 of Municipal Code regarding fireworks;
- VI. Comply with Municipal Code regarding swimming pools;
- VII. Comply with Municipal Code regarding drainage;
- VIII. Fines-
 - a. 1st offense- \$800;
 - b. 2nd offense- \$2,000;
 - c. 3rd offense- registration canceled for 12 months (must reapply for new registration);



PADRE ISLES PROPERTY OWNERS ASSOCIATION

14015 FORTUNA BAY DRIVE • CORPUS CHRISTI, TX 78418-6327 • (361) 949-7025 • FAX (361) 949-7026 • EMAIL padreisles@pipoa.net

- IX. An owner must update required information in Third-party management system 30 days prior to any change. If the information is not known to the owner 30 days in advance of a change, the owner must update within 24 hours after obtaining knowledge of a change.
- X. Funds collected from registration fees and fines are to be segregated and repatriated to the Island for the use of maintenance, code enforcement, and police enforcement.

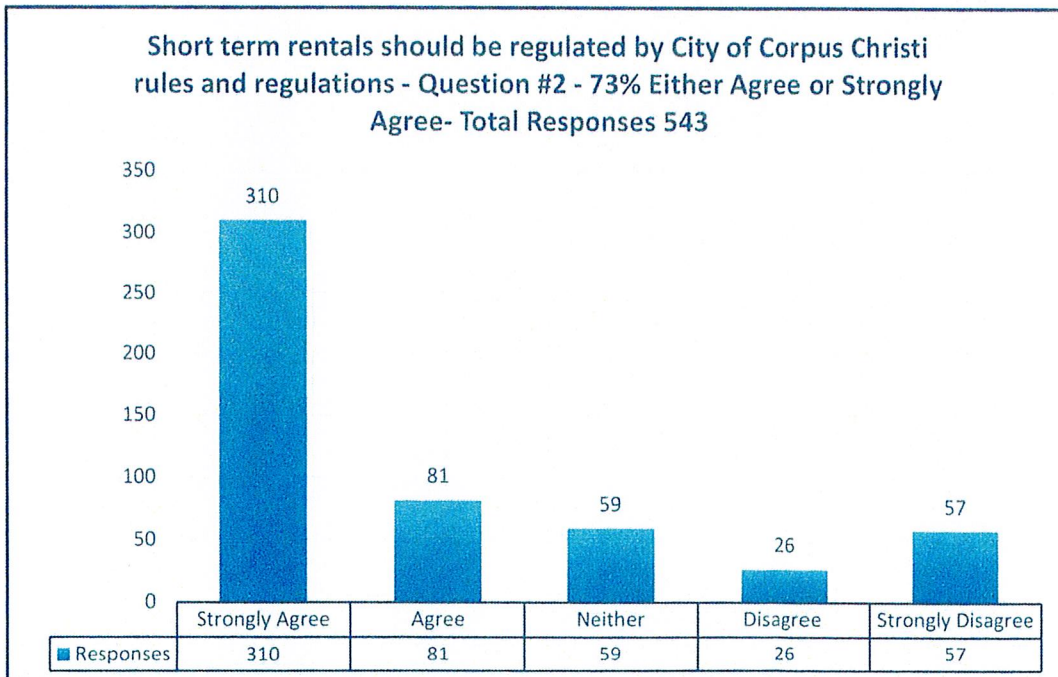
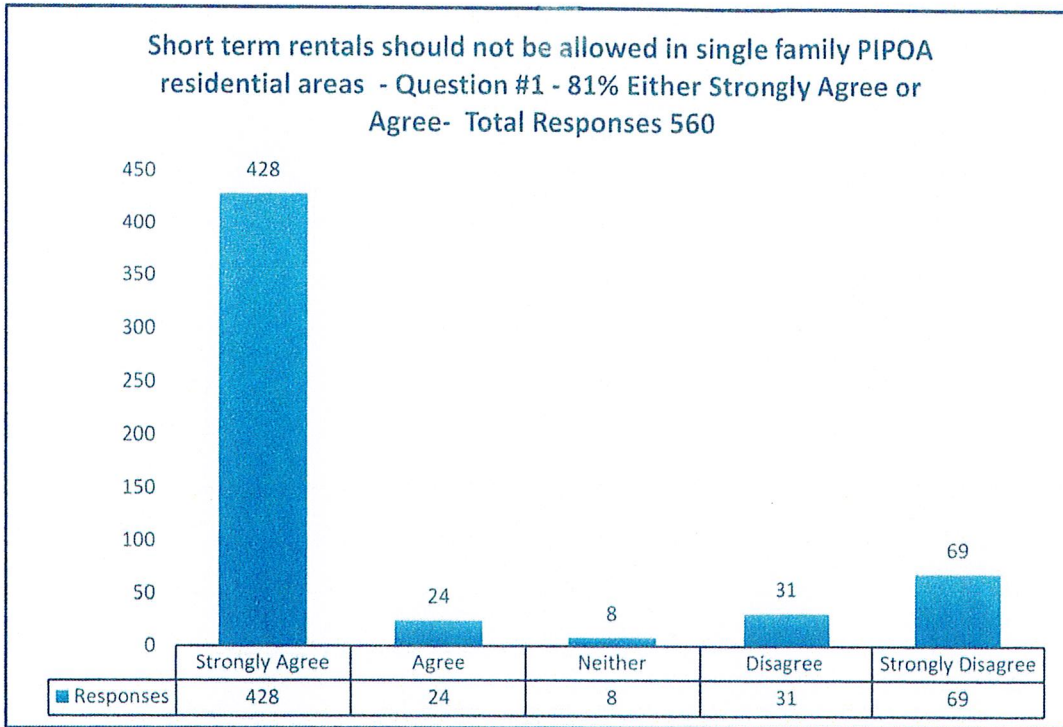
The above-stated recommendations will protect the single-family residential areas' property values and ensure the quality of life. Furthermore, the recommendations provide for STRs in certain multi-unit complexes. The area East of Park Road 22 may be developed with additional STR projects added to the existing STR properties. The rules and regulations listed above will create an orderly and good neighbor environment for STR.

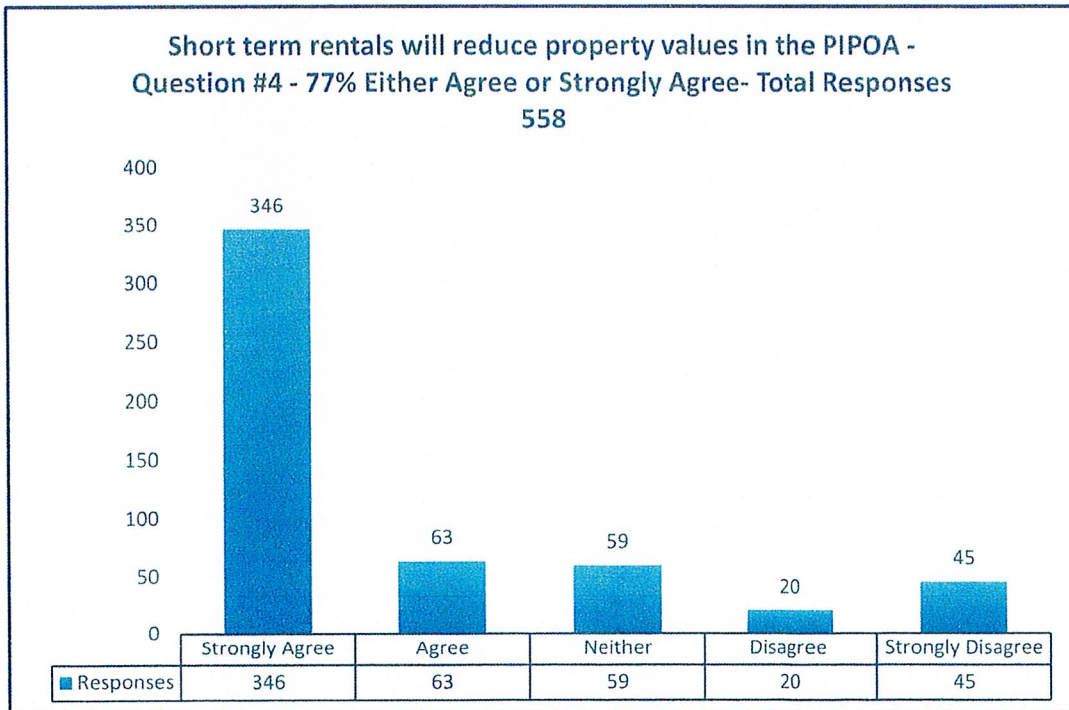
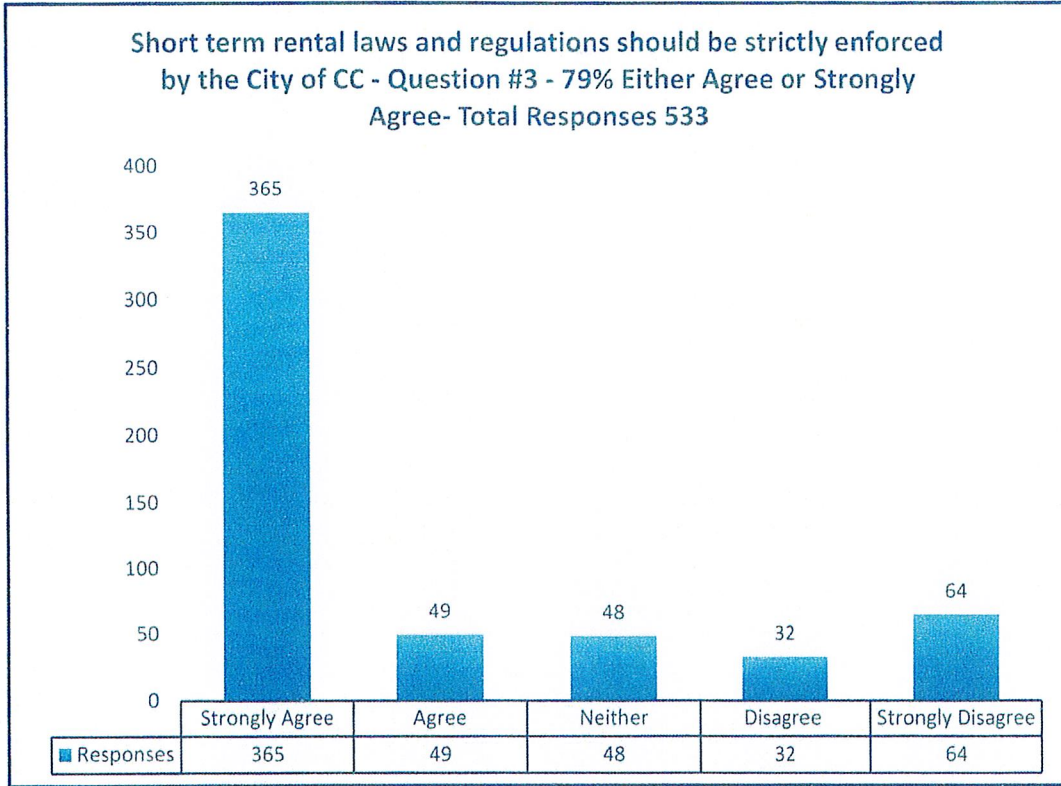
The PIPOA requests the City of Corpus Christi, as part of a transparent process, be included on an advisory basis in the City's administrative procedure as it moves forward with the short-term rental matter.

Best Regards,

Marvin Jones, PIPOA Board President

The PIPOA thanks Marvin Jones, Polly Balzer Diggins, James Finley, Doreen Kinkel, Roy Coons, and Mike Mason for their work on the committee.





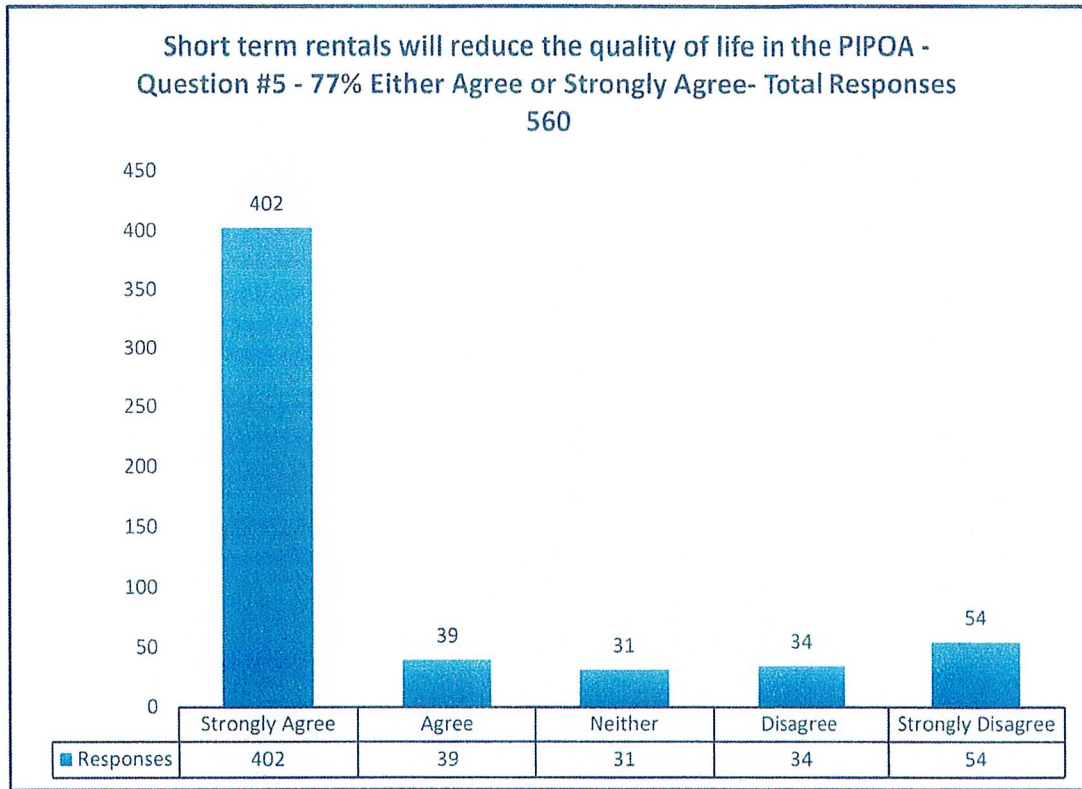


Exhibit B



Marvin Jones <marvinjones.law@gmail.com>

Island Zoning Districts

1 message

Gene Delauro <GeneD@cctexas.com>
To: "mjones.law@att.net" <mjones.law@att.net>

Thu, Oct 1, 2020 at 3:50 PM

Marvin,

The multifamily "RM-AT" zoning district does allow for overnight accommodations which is our closest definition to "short-term rentals." Additionally, the Resort Commercial District found on Padre Island allows for overnight accommodations. We would view these as commercial uses versus residential. Attached is a basic map of the zoning districts across Padre Island. We have a public website where you can dial down to individual properties to determine zoning and utility information. You simply turn on / off the layers you wish to view. Access to the site can be found at;

<https://corpus.maps.arcgis.com/apps/webappviewer/index.html?id=364701d357474326839d4099aa526473>

Please let me know if can provide additional assistance.

Gene Delauro, Building Official

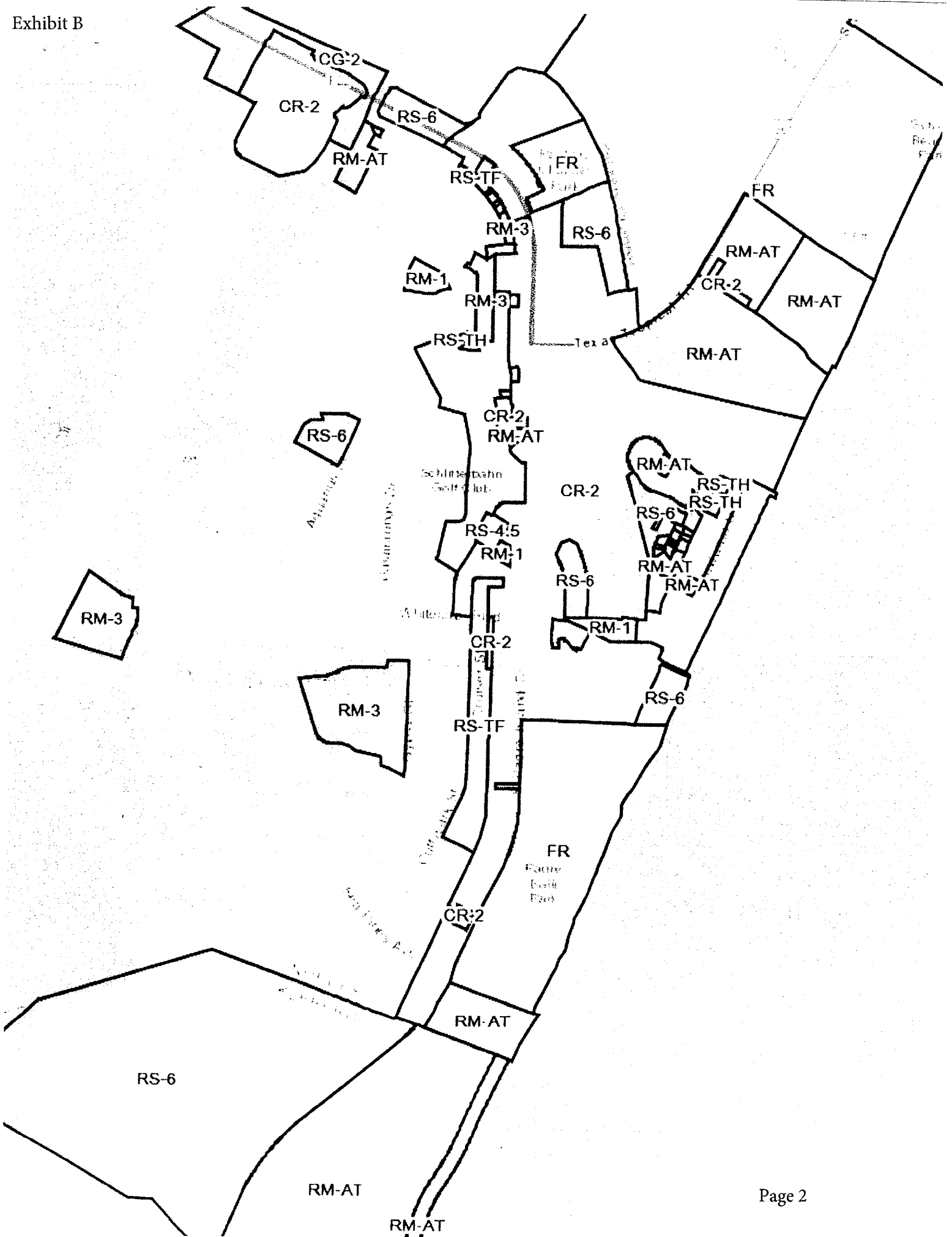
Development Services

(361) 826-3025

gened@cctexas.com



PI Zoning Districts.PNG
1138K



City of Corpus Christi
Guide to Permitted Uses in Zoning Districts (Unified Development Code)

This document is provided as a courtesy and shall not constitute zoning regulations or establish permitted uses. Permitted uses should be verified with the Unified Development Code (UDC) by contacting the Development Services Department at 361-826-3240.

Residential Districts

FR Farm Rural District (Section 4.3.1.A)

The "FR" zoning district includes lands that are relatively underdeveloped and agricultural in nature. This zoning district is intended to permit the continued use of the land for agricultural purposes. The "FR" District is the default zoning district for land newly-annexed to the City, but not yet placed in a zoning classification appropriate for final use.

RE Residential Estate District (Section 4.3.1.B)

The "RE" zoning district provides for single-family residential development of a spacious character together with related recreational facilities normally required to provide an orderly, attractive and spacious residential living environment. The lots are a minimum of 1 acre in area and are not intended to be served by City water, wastewater or storm water services. The "RE" zoning district is intended to retain a rural character.

RS Single-Family 22, 15, 10, 6, 4.5 Districts (Section 4.3.1.C)

The "RS" zoning districts provide for orderly suburban residential development and redevelopment. A limited number of public and civic uses are allowed, subject to the restrictions necessary to preserve and protect the single-family character of the neighborhood. Specifically, the "RS-4.5" District provides for residential development and redevelopment at a higher density than the other residential zoning districts. The numerical values of the zoning districts (i.e. 22, 15, 10, etc.) relate to the required minimum lot size of each zoning district. For example, "RS-6" equals a minimum lot size of 6,000 square feet.

RS-TH Townhouse District (Section 4.4.1.B)

The "TH" zoning district allows smaller dwelling units than typically occurs in the Single-Family zoning districts. This zoning district is appropriate for infill development as well as for a transitional area from residential to nonresidential areas. A townhouse development may be platted and lots may be sold fee-simple or as condominiums or the development may occupy a single parcel with the units being leased.

RS-TF Two-Family District (Section 4.4.1.A)

The "TF" zoning district maintains a generally spacious residential environment for single-family residential purposes as well as larger parcels of land appropriate for two-family houses. Population density and height of buildings are low enough to be compatible with neighboring single-family development. A minimum of two-unit townhouse structures are permitted per platted property provided each townhouse unit is in compliance with the current Building Code, as amended.

RM Multifamily 1, 2, 3, and AT Districts (Section 4.4.1.C)

The "RM" zoning districts provide a variety of housing types at multifamily densities. Housing types may take the form of single-family detached, zero lot line, and traditional semi-attached, two-family, townhouse or apartment units. These zoning districts are used in areas having convenient access to collector and arterial streets, and nearby civic and commercial uses, as well as employment opportunities. The "RM" zoning districts are appropriate to be located adjacent to nonresidential districts. The numerical values of the zoning districts (i.e. 1, 2, 3, or AT) relate to the intensity of density of each zoning district. For example, the "RM-1" District allows a density of 22 dwelling units per acre while the "RM-3" District allows 36 dwelling units per acre.

Non-Residential Districts

ON Neighborhood Office District (Section 4.5.1.B)

The "ON" zoning district provides a location for office development. The uses allowed have relatively low traffic generation. Areas of the "ON" zoning district may be appropriate to be located adjacent to most residential uses and as a transition between residential and nonresidential areas.

CN Neighborhood Commercial 1 and 2 Districts (Section 4.5.1.A)

The "CN" zoning districts provide areas for commercial activity such as sale of convenience goods and personal services that primarily benefit nearby residential areas. Neighborhood commercial areas are generally located within neighborhoods and have pedestrian access to adjacent residential areas. Typical uses associated with this zoning district are small restaurants, retail, professional offices, and multifamily uses at a maximum density of 37 dwelling units per acre.

CR Resort Commercial 1, 2, and 3 Districts (Section 4.5.1.C)

The "CR" zoning districts provide for a wide variety of commercial activity such as tourist, water-oriented, retail commercial and indoor or outdoor amusement uses which reflect the character of a resort area. Emphasis is placed on establishing scenic and/or pedestrian corridors, walking and bike paths, amenities, and public open spaces.

CG General Commercial 1 and 2 Districts (Section 4.5.1.D)

The "CG" zoning districts provide sufficient space in appropriate locations for all types of commercial and service activity, particularly along arterial streets where a general mixture of such activity now exists. Such uses are not characterized by extensive warehousing, frequent heavy trucking activity, open storage of material or the nuisance factors of dust, odor and noise associated with manufacturing. Typical uses associated with this zoning district are more intense commercial uses such as, larger restaurants, bars, retail, shopping centers, professional offices, mini-storage, vehicle sales and repair, and multifamily uses at a maximum density of 37 dwelling units per acre.

CI Intensive Commercial District (Section 4.5.1.E)

The "CI" zoning district is intended to provide for intense commercial service activities, as well as a few light manufacturing uses. Such uses may be large in scale and generate substantial traffic, making the "CI" zoning district only appropriate along freeways and major arterials.

