



Short-Term Rentals (STR) Phase 2 Stakeholder Group

5/6/2022



Agenda

- Discussion of process completed.
- Best Practices: Comparison of other Texas communities' STR codes and Nationwide.
- Review of responses/ Additional feedback
- Introduce high level key elements of “DRAFT” STR Ordinance.
- Schedule moving forward.



Actions so far

- Summer 2021 - Staff provided a STR Briefing
- December 2021 - Briefing on proposed registration ordinance
- January 2022 - Registration Ordinance passed
- March 15, 2022 - All legally operating STR units in Flour Bluff and Padre Island must register (758 permits submitted -17 denied for zoning)
- February–May - Stakeholder Advisory Group bi-weekly meetings



Other Texas Cities: Examples

City	Rental Types	Permitted in Single-Family District	Entire City or only a portion	Density
Austin, Texas	Type 1 - Owner-Occupied	Single-family, multifamily, or duplex		No limit
	Type 2 - Not Owner-Occupied Single Family or Duplex	Single-family or duplex	Entire City	1,000 foot separation between Type 2 units
	Type 3 - Not Owner-Occupied Multi-Family	Multifamily (apartments, condos, etc.)		Geographic Caps by Area
Arlington, Texas	No	Single-Family within Tourism District	Tourism District near stadium and theme park, multi-family and commercial throughout City	Unlimited in Tourism District and Multi-family, Commercial
Waco, TX	Type 1 Owner-Occupied Type 2 Non-owner occupied Type 3 Non-owner occupied Multi-family	Type 1 with Special Permit in some and permitted in some SF Districts, Type 2 permitted in some and not allowed in others, Type 3 only permitted in Commercial	Entire City	No
San Antonio, TX	Type 1 Owner-occupied and Type 2 Non-owner occupied	Type 1 unlimited in Single-Family Type 2 limited in Single-Family	Entire City	12.5% block face (round down)



Stakeholder Group Responses

1. The City should classify Short Term Rental units as (circle choice):
 - a. Type 1 and Type 2 Units:
 - i. Type 1– Owner-occupied; rental of partial unit (room) and/or entire separate quarters, such as a garage apartment or accessory dwelling unit.
 - ii. Type 2 - Non-owner-occupied; rental of the entire unit.
 - b. No classification
 - c. Another way to classify units

Answer	Comments
A	
C	This question is not clear. The new STR ordinance should not change the requirements for a B&B home in RS neighborhoods that do not allow STRs.
A & C	Type 3: Multifamily buildings. Individual rooms must be registered. If there are 10 rooms in a complex listed for STR, each unit should have its own registration.
A	
A	
C	
A	
No response	I believe that the Type ½ designation is subject to manipulation by those looking to cheat the system. This is a function of the greatly enhanced entitlements of the T1 designation as is currently envisioned.



Stakeholder Group Responses

2. If the City had a **Type 1** classification (as defined in Question #1a), what should be the density limitation (circle choice):
- No limitation, Type 1 units should be allowed in single-family zoning districts.
 - 15% of total units on a block face
 - Other

Answer	Comments
C	5% not to exceed 10% (combined with type 2) in RS6 – single family zoning.
C	This depends on the type of neighborhood and what the voters in that area would like to see in their neighborhood. 15% is too high for most neighborhoods. Also, there should be a distance requirement in many neighborhoods.
A	
A	
A	
C	
A	
No response	I think that the density of vacation rental units is not a major problem and is an issue of private property rights inherent to ownership. It is the responsibility of the landlords and tenants to be good neighbors with respect to noise, parking, occupancy limits, and other factors, which are all currently regulated by the city. This is true for longer or shorter rentals. Impact is what should be regulated. Many cities operate on this premise, so what I am suggesting is not an aberration. The question that should be explored is if the HOAs have the ability to limit vacation rentals, because that is how people who own property have a mechanism for neighborhood standards related to ordinary activities.



Stakeholder Group Responses

3. If the City had a **Type 2** classification (as defined in Question #1b), what should be the density limitation (circle choice):

- No limitation
- 15% of total units on a block face
- Other

Answer	Comments
C	5% not to exceed 10% (combined with type 1) in RS6 – single family zoning.
C	Again, this depends on the neighborhood. 15% is too many. 15% is every 6-7 houses – too dense.
A	
A	
A	
C	
B	This could be increased to 18-20% for consideration.
No response	Same comment as submitted for question #2.



Stakeholder Group Responses

4. If the City had a **Type I classification** (as defined in Question #1a), in which areas should they NOT be permitted? (See Area Development Plan map attached for reference; circle choice(s))

- a. No area – they should be permitted City-wide
- b. Southside
- c. Midtown/Bayside
- d. Northwest
- e. Westside
- f. London
- g. Padre Island
- h. Mustang Island
- i. Flour Bluff
- j. Downtown
- k. CC Airport
- l. Another way to define area(s) of the City that **Type I** rental units should NOT be permitted:

Answer	Comments
I (Flour Bluff)	There is a 20-unit motel right around the corner on Claudia St.
No answer	B&B provisions should not be changed for any area that is unrepresented in this committee.
L	Should not be permitted on homes with access to navigable water. Concern here would be that Transients (guests) may not be properly licensed and could cause damage to other homes by not following correct rules when in residential areas.
A (City-wide)	
A (City-wide)	
G (Padre Island)	Padre Island R6 – NO STR.
A (City-wide)	Type I STR classifications are the most benign class of STR because the owner is present while hosting – which is completely no different than having overnight guests of say, family or friends as guests – the only difference is the STR guests are paying guests.
No response	Same comment as submitted for question #2.



Stakeholder Group Responses

1. If the City had a **Type 2** classification (as defined in Question #1b), in which area should they NOT be permitted? (See Area Development Plan map attached for reference; circle choice(s))
- No area – they should be permitted City-wide
 - Southside
 - Midtown/Bayside
 - Northwest
 - Westside
 - London
 - Padre Island
 - Mustang Island
 - Flour Bluff
 - Downtown
 - CC Airport
1. Another way to define area(s) of the City that Type 2 Short Term Rental units should be permitted:

Answer	Comments
I (Flour Bluff)	Laguna Madre Cove Subdivision specifically & RS6 – single family dwellings. There is a 20-unit motel right around the corner on Claudia St.
G (Padre Island)	<p>STR provisions should not be changed for any area not represented on this committee.</p> <p>Including but not limited and written in no order:</p> <ol style="list-style-type: none"> City services are insufficient for the area as it stands; additional transient population would not be adequately served by city service. Property owners on NPI purchased home with promise of protection from STRs and relied on that UDC provision on purchase. STRs in RS on island would change the character of the neighborhoods from family-friendly to party/vacation/transient. There are enough STRs on island – lots of vacancy. Voters in PIPOA do not want the restriction removed.
L	Should not be permitted on home with navigable water. Concern here would be that transients (guests) may not be properly licensed and could cause damage to other homes by not following correct rules when in residential areas.
A (City-wide)	
A (City-wide)	
G (Padre Island)	NO STR IN PADRE ISLAND R6
A (City-wide)	
No response	Same comment as submitted for question #2.



Public Comments

Summary:

- 29 Comments submitted via email.
- 11 in support of STR uses within single-family zoning districts.
- 18 against, 12 from the Island.
- STRcomments@cctexas.com

www.cctexas.com/str

The screenshot shows the City of Corpus Christi website page for "Short-Term Rentals Ordinance Phase 2". The page features a header with the city logo and navigation links for SERVICES, GOVERNMENT, BUSINESS, EXPLORE, NEWS, and a search bar. The main content area has a large green banner with the text "SHORT TERM RENTALS" and a photograph of a man and a woman on a balcony. Below the banner, there is a section titled "Short-Term Rentals Ordinance Phase 2" with a sub-header "Short-Term Rentals Ordinance Phase 2". The text describes the ordinance passed by the City Council on January 11, 2022, requiring all legally operating Short-Term Rental (STR) units in Flour Bluff and North Padre Island to register and obtain a permit from the City effective March 15, 2022. It also mentions that the City Staff identified an additional phase of the STR policy and ordinance development that would begin in February. A section titled "SUPPORTING DOCUMENTS" lists several documents, with "Public Comments Received" highlighted by a red box. Other documents include "Padre Isles Property Owners Association Survey", "Benchmark Findings & ISAC Recommendations", "City Council Briefing, December 14, 2021", and "City Council Briefing, June 29, 2021".



Ordinance Development and Public Engagement

Ordinance Development Process:

- Evaluation of public comments
- Evaluation of Stakeholder feedback
- Final Review of best practices
- City Staff Review of Consultant Recommendations

Potential Public Engagement Plan (to be determined):

- Posting of Video summary outlining Ordinance
 - Posting of the Draft Ordinance
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Next Steps

- 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 Meeting
 - June 21: Joint PC and CC meeting – 1st CC reading
 - June 28: City Council - 2nd Reading of Ordinance Adopted
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