



Short Term Rentals Briefing

March 8, 2022



Short Term Rentals

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Short Term Rentals

- Rental accommodations that include a variety of unit types (condo, townhome, single family home, RV's, boats, etc..) for less than 30 days.
- Offers visitors a different experience outside of staying at a standard hotel.
- Not a new concept but the technology connecting owners and users has improved.
- **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.
- UDC does not prohibit STR use in other zoning districts, therefore the use is permitted.

The image displays two screenshots of short-term rental platforms. The top screenshot is from Airbnb, showing a search bar with fields for location, check-in (Tue, Jun 15), check-out (Thu, Jun 17), and adults (1). A search button is visible. Below the search bar, there's a promotional banner for earning up to \$2,131/month by hosting travelers. The bottom screenshot is from Vrbo, showing a search interface for Corpus Christi, Texas, United States, with filters for dates (06/15/21 to 06/18/21) and guests (3). A map on the right shows property locations. Below the map, there are three property listings with photos, titles, and prices.



STR –Stakeholder Advisory Group

- (17 Members) - includes a balance of individuals representing neighborhoods and those involved in the short-term rental business, keeping in mind diversity and geographic location within the community.
 - Members will provide input with staff and consultant team developing the ordinance.
 - First meeting was February 18th (Topics).
 - Overview of STR Registration Ordinance (adopted Jan. 11th)
 - Description of work included in Phase 2 (Evaluation of land use/zoning)
 - Bi-weekly meetings planned during the project with the next meeting on March 11th.
 - Target is to bring an ordinance before Council in July.
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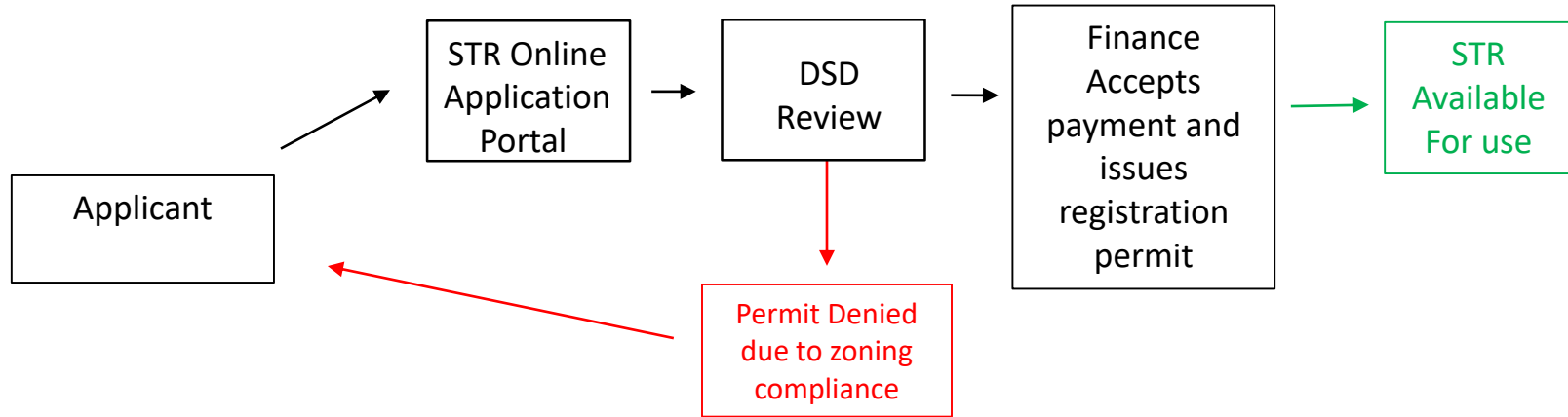


Phase 1: Registration Ordinance

- Adopted January 11, 2022.
 - Effective for Flour Bluff and North Padre Island on March 15, 2022.
 - Remainder of the City has an effective date of July 11, 2022.
 - Established regulations for the protection of the health and safety of occupant(s).
 - Protects the integrity of the neighborhoods in which short term rental properties will operate.
 - Best practice among top Texas cities and others across the country.
 - Allows for the management and tracking of units.
 - Primary tool for city enforcement of non-compliant STR units.
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STR Permit Workflow



*only in areas currently allowed per the UDC (see slide 3).



STR Registration – (N. Padre and Flour Bluff) Communication Plan

Registration will start on 3/14 or earlier through the STR website:
www.cctexas.com/STR.

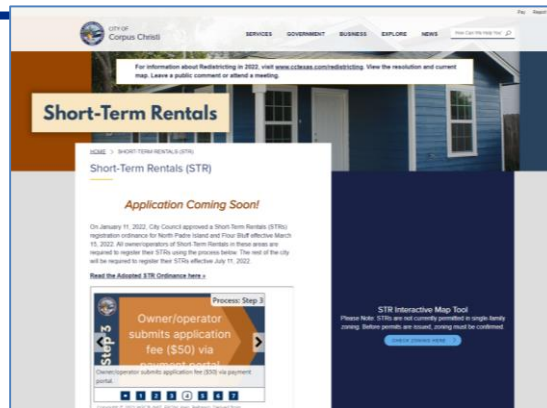
STR Registration Communication Plan:

- Letters and or emails will be sent to all identified STR operators in Flour Bluff and N. Padre Island registered within Munirevs system.
 - Real Estate and Property Managers offices located in Flour Bluff and North Padre Island will be notified.
 - Press Releases
 - Facebook Announcements
 - Island Moon and Flour Bluff News Advertisements
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Short Term Rental Registration

- STR Website www.cctexas.com/str
- Portal to registration – goes live on 3/14 at 6pm
- Estimated 1,500 STR units (Island and FB)
- HOT registration linked to page.
- FAQ's
- Ordinance
- Contact Information
- Link to Phase 2 project information



CITY OF CORPUS CHRISTI SHORT-TERM RENTAL PERMIT

2406 Leopard Street, Corpus Christi, TX, 78408

Property Address:

123 North Physical Street Unit 5069
Physical City, PA Physical Zip

Owner Name and Phone:

Owner Name
Owner Phone

24-Hour Contact Name and Phone:

Contact Name
Contact Phone



Permit Number:

2022-000004

Valid Through:

02/18/2022 - 12/31/2022

Bedrooms:

5

Maximum Occupancy:

10

**THIS PERMIT MUST BE DISPLAYED IN A CONSPICUOUS PLACE AT ALL TIMES
NOT TRANSFERABLE**



Enforcement

- Enforcement action – (North Padre Island and Flour Bluff)
 - educate correctly zoned STR units about need to register
 - enforce STR registration (permit) for properties where the use is not allowed (Single Family Zoned Areas)
 - Software – will scrub STR rental platform sites for advertisements of properties operating as STRs (scanning for permit number)
 - Grace period to get registered for those properties ***operating legally*** (30 days)
 - This will take time to get word out and process all of the new applications.
 - Notice to register will be sent to property owners known to be able to operate if permitted
 - Notice of violation will be sent to property owners known to be operating illegally
 - Notice will advise owner to cease and desist...citations will be issued to property owners operating STRs in areas where zoning ordinance prohibits STRs (Single Family Areas).
 - Code Enforcement will follow up to determine if a permit has been obtained
 - If a permit is not obtained, a citation/summons will be issued to the property owner (Section 5-38. Permit required)
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Enforcement

Properties Eligible to Register for an STR Permit

- A notice to register will be sent, as a courtesy to owners of properties known to be legally operating as a short-term rental
- A grace period will follow the March 15, 2022, effective date to give legally operating STRs the opportunity to register prior to enforcement.
- A follow-up inspection and investigation will determine if a STR permit has been issued
 - If not, a citation/summons will be issued to the owner (Section 5-38. Permit required)

Properties not Eligible to Register for an STR Permit

- A notice of violation will be sent to owners of properties believed to be illegally operating as a short-term rental beginning March 9
- Beginning March 15, follow-up inspections and investigations will determine if a STR continues to operate illegally at the property
 - If so, a citation/summons will be issued to the owner (Section 5-38. Permit required)

Example: Condos, Townhomes, etc..



Example: Single Family Homes (Detached)





STR -Phase 2

- Evaluate locations in the City that may be suitable to allow STRs in single family zoned areas without compromising the integrity of the neighborhood.
 - If such locations exist, determine a basis for location of STRs within those single-family areas.
 - Other cities have used, Density percentage of block, overlay districts, buffering distance from other units.
 - Stakeholder Advisory Group to provide input.
 - Staff works with consultant to develop draft ordinance.
 - Present draft ordinance to Planning Commission for action.
 - City Council considers Land Use Regulation Ordinance changes.
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Questions?