



Short Term Rentals Phase 2 Ordinance

Unified Development Code (UDC) And Chapter 5 “Business Regulation” Art. II (STR)

June 28, 2022
City Council



Agenda

- Recent Activity since May 17, City Council Briefing
 - Team and current STR regulations
 - STR Actions over the last year
 - Stakeholder Advisory Group Process
 - Phase 1 – Registration and general standards
 - Phase 2 – Recommendations / Options
 - Implementation
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Update

- 5/17 -City Council Briefing
 - 5/18 -Planning Commission Briefing
 - 6/10 -Stakeholder Advisory Group Meeting
 - 6/15 –Planning Commission (Approved)
 - Continuous public feedback on draft ordinance.
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Key Items

- Percentage of block face – 15%
 - Registration Fee Increase to cover the costs of implementing the program(\$50 to \$250). New fee will be effective Jan. 1, 2023.
 - North Padre Island –continue the STR prohibition within single family zoned areas for the Island.
 - Enhanced responsibilities on STR owner/local contact to address nuisance issues.
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Short Term Rentals -Team

Project Lead

Assistant City Manager
Steve Viera

Zoning / Land Use

Asst. Director of Development
Services
Michael Dice

Director of Planning
Daniel McGinn

Legal Advice

Code Enforcement

Prosecutors

Municipal Court

McAdams is a full-service, land planning, landscape architecture and civil engineering firm located in Dallas-Fort Worth. McAdams has built its reputation throughout the industry for over 42 years.

Eric Wilhite:

Graduate in Landscape Architecture, with Minor in Community Planning, with 28 years of Planning experience in both the public and private sectors

Hotel Occupancy Tax Collection

Director of Finance
Heather Hurlbert



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.
- ***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 in all multi family and commercial districts.

The image displays two screenshots of short-term rental websites. The top screenshot is from Airbnb, showing a search interface with fields for location (Nearby), check-in (Tue, Jun 15), check-out (Thu, Jun 17), and adults (1). A search button is visible. Below the search bar, there is a promotional banner for earning up to \$2,131/month by hosting travelers. The bottom screenshot is from Vrbo, showing a search results page for Corpus Christi, Texas. It includes a map with blue location pins and a list of property listings. The first listing is 'Key West style 2/2 Cabana with private yard & hot tub!' with a price of \$575/night. The second listing is 'Recently Remodeled 1 Block From Beaches (On 1st Floor...)' with a price of \$519/night. The third listing is 'Poolside and Along a Canal! Has a Reserved Boat Slip wit...' with a price of \$280/night.



STR Actions 2021-22

- Summer 2021 – STR Briefing
 - December 2021 – Briefing on proposed registration ordinance
 - January 2022 – Registration Ordinance passed
 - March 15, 2022 – All properly zoned STR units in Flour Bluff and Padre Island must register
 - February – June 2022 – Stakeholder Advisory Group meetings
 - June 15, 2022 – Planning Commission approves draft ordinance
 - July 11, 2022 – Citywide deadline to begin registering properly zoned STR units
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STR –Stakeholder Advisory Group

- 17 Members – balance of neighborhood and short-term rental business representatives from across the city.
- First meeting February 18th (7 meetings)
- Members provided input
 - Types/Tiers: Type 1(owner-occupied) and Type 2 (entire unit is rented)
 - Density and saturation restrictions
 - Areas of the City that should be excluded
 - Best Practice evaluation
- Bi-weekly meetings during the project

Harris	Alex	Real Estate Developer
Gonzalez	Elke	Realtors Association
Balzer	Polly	ISAC Representative
Bliss	Amanda	STR Property Operator
Villagran	Denise	Texas Association of Benefit Administrators
Dunne	John	STR Property Operator
Suggs	Robert	STR Property Operator
Agan	Barbara	Laguna Madre Cove Resident
Salazar-Garza	Cynthia	Planning Commission Member
Cantu	Ruby	STR Property Operator
Taubman	Andy	STR Property Operator
Husby	Hannah	Visit Corpus Christi
Duffley	Charles	ISAC Representative
Jones	Marvin	PIPOA President
Tiffin	Thomas	Woodriver
Barber	Mike	Kings Crossing
Kasprzyk	Gene	Morningside



STR –Stakeholder Advisory Group/Public Process

- January 11, 2022 – City Council Meeting (Next Steps slide) with a goal to complete Phase 2 by July. →
- Created webpage to keep public updated on process. →
- Created a project email to receive public comments (100+).
- Draft Ordinance posted for public feedback.

Phase 2

- Determine what single family zoned areas are appropriate for Short Term Rental use.
- Determine a basis for location of STRs - Density percentage, overlay district, 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.
- Completion in 6 months (July 2022).

The screenshot shows the City of Corpus Christi website page for the Short-Term Rentals Ordinance Phase 2. The page features a header with the city logo and navigation links for SERVICES, GOVERNMENT, BUSINESS, EXPLORE, and NEWS. The main content area includes a large title "SHORT TERM RENTALS" and a sub-header "Short-Term Rentals Ordinance Phase 2". Below this, there is a detailed text block explaining the ordinance, including the date it was passed (January 11, 2022) and the effective date (March 15, 2022). The text also mentions the involvement of the Stakeholder Advisory Group and the goal of evaluating land use and zoning districts. A "RETURN" button is visible, along with a "SUPPORTING DOCUMENTS" section listing various documents like "Public Comments Received" and "City Council Briefing". The URL "www.cctexas.com/str" is displayed at the bottom of the page.



Phase 1: Registration Ordinance

- Adopted January 11, 2022 - Effective for properly zoned STR units in Flour Bluff and North Padre Island (March 15, 2022).
 - Properly zoned STR units in the remainder of the City will be required to register effective July 11, 2022.
 - Established regulations for the health and safety of occupants along with general standards for STR operations.
 - 24 hr Contact information, smoke and carbon dioxide detectors, fire extinguishers , parking, conduct/noise, tenant indoor notification, inspection upon complaint; advertising; permit revocation
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STR -Phase 2 –Objective

- Evaluate single family zoned areas across the City and develop recommendations that would allow STRs in single family zoned areas without comprising the integrity of neighborhoods.



STR -Phase 2

Key elements:

- Establishes two types of STRs that will have different restrictions.
 - Type 1:
 - Owner-occupied (homestead)
 - Allows rental of a portion of a residential unit while the owner is present.
 - Ex. a bedroom within house, an entire floor of a dwelling unit, a garage apartment, a pool house, or an accessory dwelling unit (ADU).
 - Type 2
 - Non-owner occupied
 - Allows rental of an entire residential unit without the owner being present.
 - Limits the number of STRs allowed to a percentage of a block face in single-family zoned areas. (A “block face” is one side of a street between intersecting streets or an entire cul-de-sac)
 - Type 1: unlimited
 - Type 2: 15% of residential units per block face.
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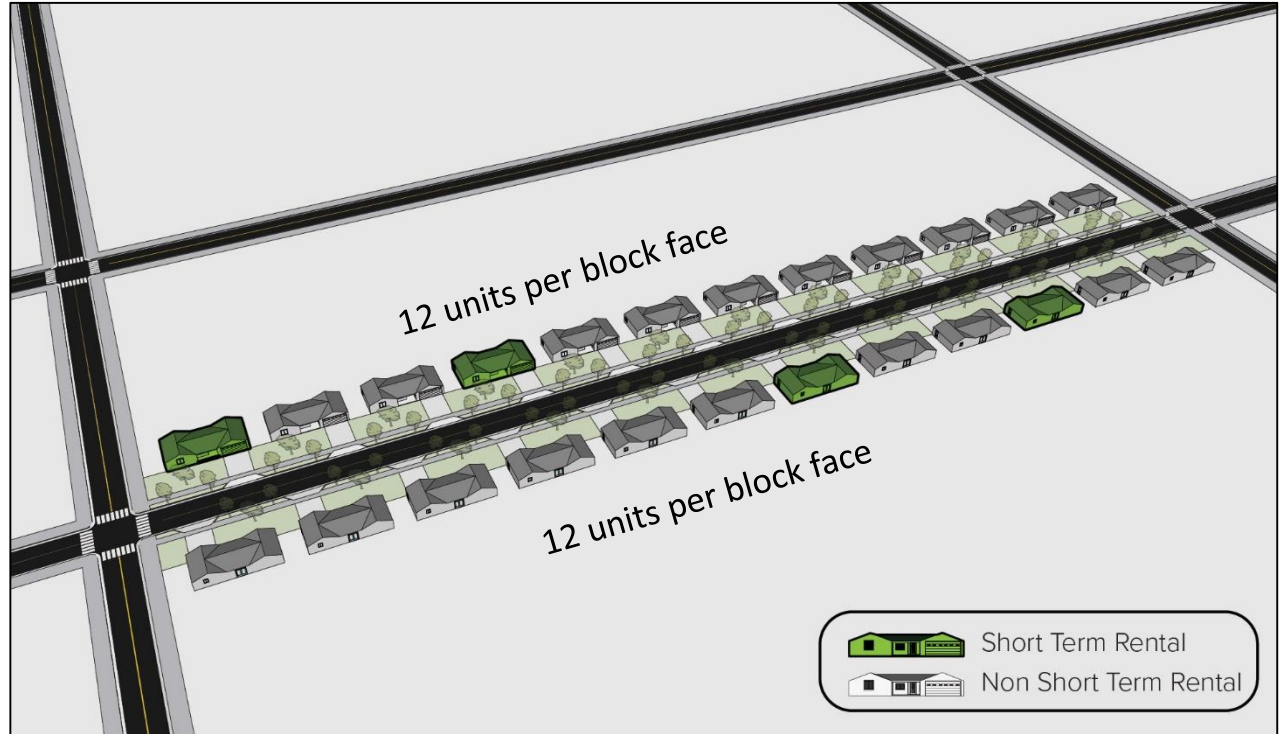
STR Density and Percentage restrictions within single family zoning

Type 1 Units: (owner occupied) – no restrictions

Type 2 Units: 15% of block face can be used for STR (block face is defined as one side of the street.)

12 homes per block face
 $12 \times 15\% = 1.8$ (Round up)

2 - Type 2 unit per block face





STR -Phase 2

- Maintain current prohibition on STR units in North Padre Island within single-family zoned areas.
- Increase of permit fee from \$50 to \$250, the modified fee will be effective January 1, 2023.
- Enhanced responsibilities for STR owner/ local contact to address nuisance issues via contact through the 24hr STR helpline.
- Fines up to \$500 per occurrence
- Creates a Special Exception process where a property owner can apply for an increase in the allowable percentage of Type 2 STRs on their block face.
 - Processed through the Planning Commission and includes a public hearing and mailed public notice. (Application fee of \$650 + notice expenses).
 - Appeals can be made to City Council if denied at Planning Commission (Application fee of \$650 + notice expenses).

Padre and Mustang Island Area Development Plan Boundary

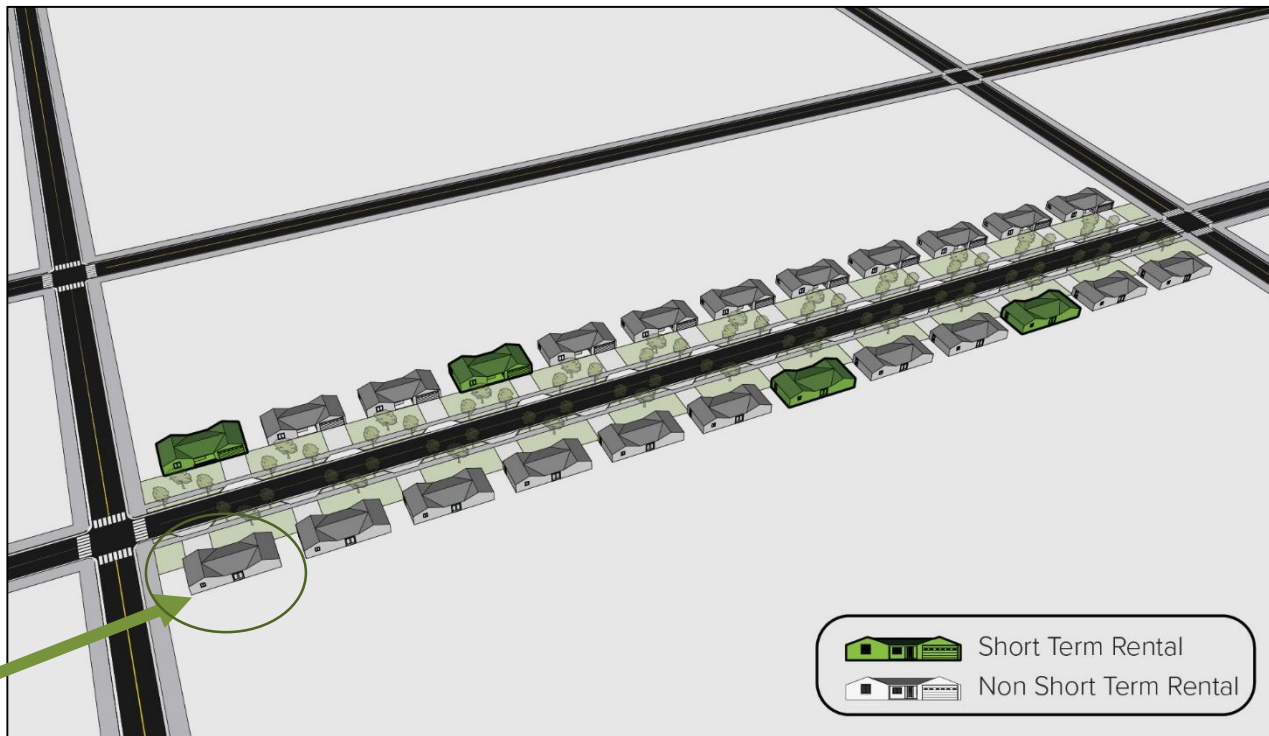


- Maintains current STR prohibition for Single-Family Zoned areas (RS-6/ RS-4.5) on North Padre Island.
- All new single-family development could include STR language within their Planned Unit Development (PUD) to allow that use.



Special Exception Process

- Property owners can apply for a Special Exception to the block face percentage restrictions and allow more units on a block face (Planning Commission).





STR Fee Comparison:

Galveston, TX	Annual registration fee	\$50
Port Aransas, TX	Annual registration fee	\$50
San Marcos, TX	Annual registration fee	\$50
South Padre Island, TX	Annual registration fee	\$50
Fort Myers, FL	Annual registration fee	\$95
Myrtle Beach, FL	Annual registration fee	\$100
San Antonio, TX	3-year permit	\$100
Irving, TX	Annual registration fee	\$200
Virginia Beach, VA	Annual registration fee	\$200
New Braunfels, TX	Annual registration fee	\$206
Asheville, NC	Annual registration fee	\$300
Frisco, TX	Annual registration fee	\$300
Fort Lauderdale, FL	Initial registration fee	\$350
Charleston, SC	Annual registration fee	\$368.82 + \$3.90 per \$1000 of expected income
Arlington, TX	Annual registration fee	\$500
Destin, FL	Annual registration fee	\$500-700
	Renewal	Type 1: \$80 Type 2: \$160
Austin, TX	Annual registration fee	\$643
	Renewal	\$355

Proposed fee increase to (\$250), effective January 1, 2023





STR Business Operations

- Permitting
 - Development Services will process STR permit applications
 - All applications submitted through the STR online portal
- Enforcement
 - Code Enforcement and Police Departments
 - 24 hr. STR Helpline provided through the STR software company
- Permit Revocation
 - Permits can be revoked by the Director of Development Services
 - Process starts when a STR operator/owner reaches three (3) citations



Recommendation

- Approval with a recommendation that the STR data and Ordinance be reviewed at 6 and 12 months.