



Short Term Rentals Phase 2 Ordinance Briefing

May 17, 2022



Agenda

- Review Team and current STR regulations
 - STR Actions over the last year
 - Stakeholder Advisory Group Process
 - Phase 1 – Creation of registration requirement and general standards
 - Phase 2 – Recommendations / Options
 - Next Steps
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Short Term Rentals -Team

Project Lead

Assistant City Manager
Andrea Gardner

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

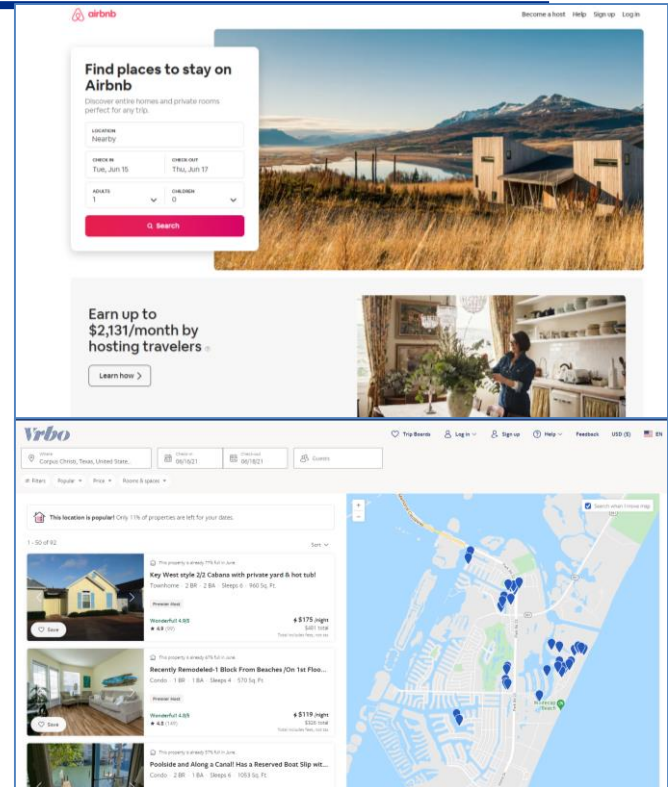
Hotel Occupancy Tax Collection

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.
- 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 in all multi family and commercial districts.





STR Actions 2021-22

- 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
- February - April, 2022 – Stakeholder Advisory Group bi-weekly meetings
- April - May, 2022 – Developing draft ordinance



STR –Stakeholder Advisory Group

- 17 Members – balance of neighborhood and short-term rental business representatives; keeping in mind diversity and geographic location
- Members provide input, staff and consultant team developing the ordinance
- First meeting February 18, (6 meetings)
 - Types/Tiers: Type 1(owner-occupied) and Type 2 (the whole unit is rented) and block density
 - Areas of the City, what geographic limitations to STRs should be imposed
 - 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/Process

- January 11, 2022 – City Council Meeting (Next Steps slide) with a goal to complete Phase 2 by July. →
- 6 -STR Advisory Group Meetings (virtual and available to the public)
- Created webpage to keep public updated on process. →
- Created a project email to receive public comments.
- Draft Ordinance and video summary will be posted.

www.cctexas.com/str

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. The main heading is "SHORT TERM RENTALS". Below it, there is a section titled "Short-Term Rentals Ordinance Phase 2". The text in this section reads: "The City of Corpus Christi City Council recently passed an ordinance at the January 11, 2022. City Council meeting requiring all legally operating Short-Term Rental (STR) units in Flour Bluff and North Padre Island to register with and obtain a permit from the City effective March 15, 2022. Legally operating STR units in the remainder of the city will be required to register and obtain a permit by July 15, 2022. During the January 11th meeting, City Staff also identified an additional phase of the STR policy and ordinance development that would begin in February." Below this text, there is a "RETURN" button with the text "Return to Short-Term Rentals (STR)".



Areas that were identified to exclude STR Uses in Single family zoned districts

All RS-6 zoned property on N. Padre Island.

Future single-family development would have the option to include language in the PUD that would allow STR uses.





Phase 1: Registration Ordinance

- Adopted January 11, 2022 - Effective for Flour Bluff and North Padre Island on March 15, 2022. (842 permits as of 5/11)
 - Remainder of the City has an effective date of July 11, 2022
 - Established regulations for the protection of the health and safety of occupants (added as Chapter 5 of the Municipal Code)
 - Definitions of Short-term Rental, parking, conduct/noise, life safety, 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 of Phase 2 Ordinance:
 - Creation of STR Types to establish rules for owner occupied situation vs. renting of entire residential house (non- owner). Almost all cities have implemented 2-3 types with different rules for each type.
 - Establishing Density or percentage limitations restrictions.
 - North Padre Island – Options to exclude that area from STR use.
 - Create a special exception process to allow for an increase of density for STR units in a neighborhood (Zoning Board of Adjustment)



Tiers/Types of STR Units

Primary types of units identified by other communities (regulations typically vary based on type):

- **Type 1** - Owner or lessee-occupied property (Homeowner lives on site and rents – private room, ADU, garage apartment, etc.)
 - **Type 2** - Owner or lessee do not occupy the property as primary residence
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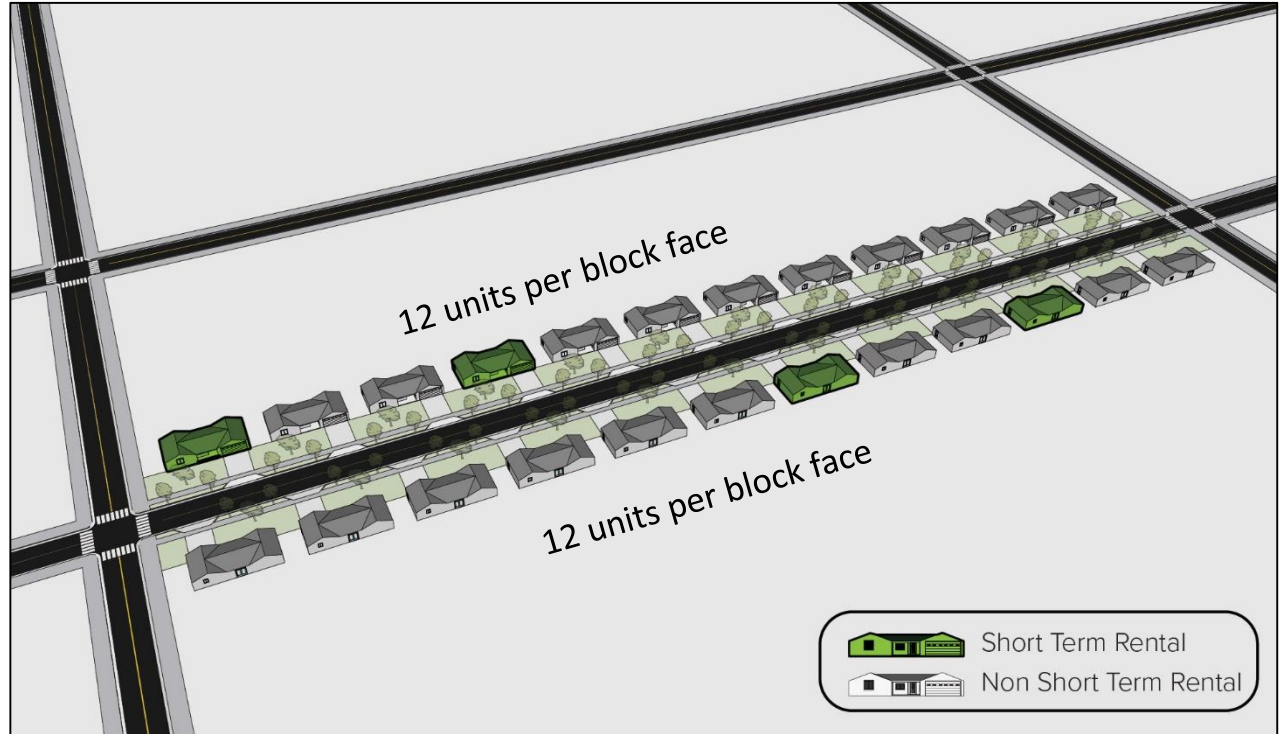
STR Density and Percentage restrictions within single family zoning

Type 1 Units: (owner occupied) – no restrictions

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

12 homes per block face
X 15% = 1.8

2 - Type 2 unit per block face





What could 15% of Type 2 units per block face look like in Corpus Christi?



Bayside
Neighborhood

13 units per block face
 $13 \times 15\% = 1.95$
2- Type 2 units per block face

Cul de sac: one block face
 $18 \text{ units} \times 15\% = 3 \text{ units}$



What could 15% of Type 2 units per block face look like in Corpus Christi?



Westside

18 and 19 units per
block face
X 15% = 2.7 and 2.85

3- Type 2 units per
block face



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	Entire City	No limit
	Type 2 - Not Owner-Occupied Single Family or Duplex.	Single-family or duplex		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)
Corpus Christi TX	Type 1- owner occupied Type 2- non owner occupied	Type 1- unlimited Type 2 –limited	Entire City	15% - Round Up



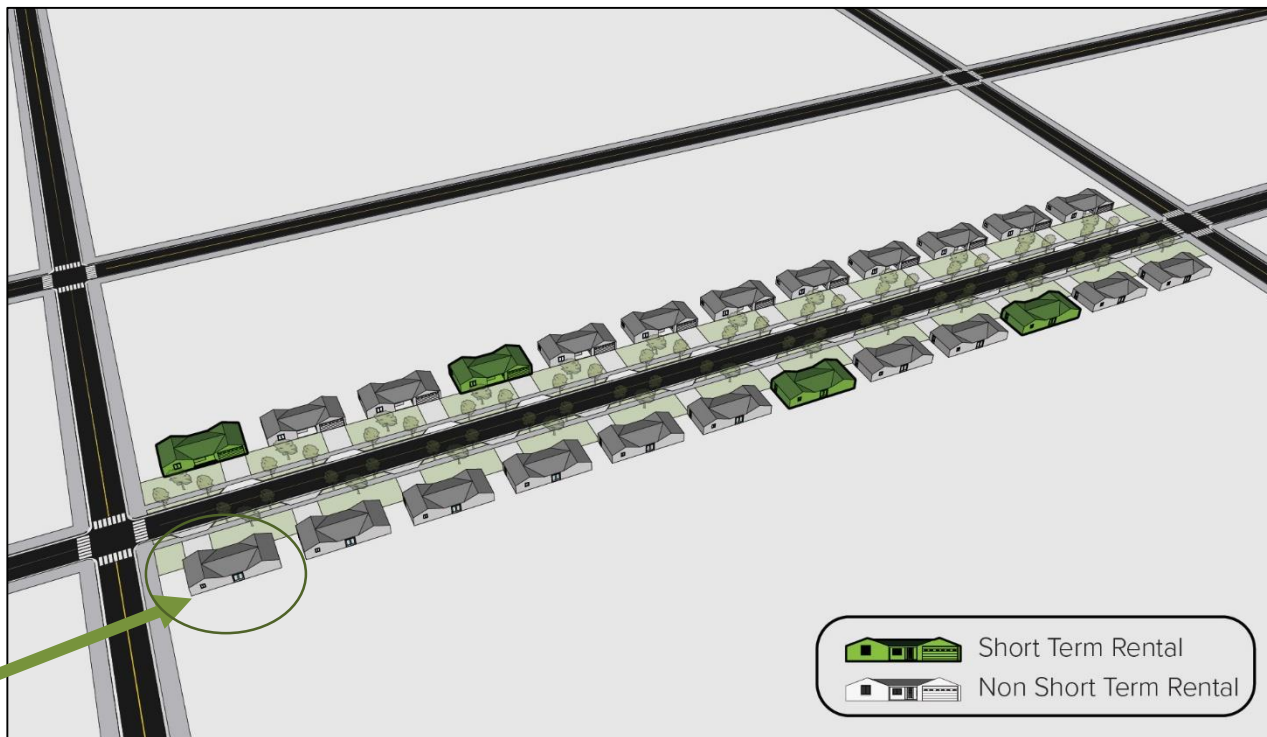
North Padre Island

- Exclude all Single-Family Zoned areas (RS-6) on North Padre Island from being allowed to operate STR uses.
- All new single-family development would still have the ability to include language within their Planned Unit Development (PUD) that could allow for STR uses within the project.



Special Exception Process

- Property owners can request a special exception to the percentage restrictions and allow more units on a block face (Zoning Board of Adjustment).





Next Steps

- May 16- Stakeholder Advisory Group meeting
 - May 17 -City Council Briefing
 - May 18 -Planning Commission Briefing
 - May 19- Post summary video and draft ordinance on project website
 - June 6 – Deadline to receive public comments on draft ordinance.
 - June 10 – Stakeholder Advisory Group Meeting (present final ordinance)
 - June 15 – Planning Commission Meeting – Ordinance
 - June 28 -City Council –Emergency Reading (Required to meet July 11th deadline, next CC meeting is July 19th)
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