



## Short-Term Rentals Public Comments

### Adrienne Truelove (6/8/2022)

My name is Adrienne Truelove. I have been a resident of Corpus Christi for 28 years. I work as an award-winning producer at Farmers insurance, a 13-year Texas realtor, property owner, Airbnb host, landlord & Turo host. When I was struggling as a single mother, I decided to Airbnb a room in my home. Having 5 children at the time and newly divorced it was a great way to make money when my children were with their father, and it helped pay the bills. I have since bought my own property, have 3 long term rentals, & one Short Term rental in a commercial zone. I write this letter for all the people that have Airbnb's in their home to pay their bills. My mother and daughter especially. My mother went to court last week for operating a STR illegally and the case was dismissed. She cannot register because she is not in a Commercial zone. She changed her rental to a 30 day immediately after receiving the warning, then got a ticket 2 days later. We are clogging up the municipal court when we are still in process of deciding what will happen in flour bluff and Corpus Christi. This tiny piece of the ordinance is actually the part that needs to be changed. I feel like it's the most important and defective piece of the ordinance. I am actually for a registration process and feel like we should follow the "Port Aransas model" If your property has a HOA or deed restriction that doesn't allow it then so be it. But for residents that live in areas that have no deed restrictions they should be able to register. Also, if they live on property and are there to protect the home and neighbors from such "party houses" it should be allowed. The percentage of money from short term rentals that the city received last I checked and confirmed from the Hotel tax is over 30% the city is benefiting from these short-term rentals. The properties are actually in better condition (because they have to due to the rating system) than most Owner-occupied properties. You are rated as a Host. If your home is dirty and unkept the ratings will be bad and that equals no reservations. Also, we have a huge housing shortage. I work in real estate and on a weekly basis I read a post or get a call from a family that has sold their home and needs a place to stay with a full kitchen for 2 weeks until their new house closes. This is a real problem. We do not have enough hotels that have full kitchens to house those families and people coming into town to look for a house or work temporarily. Nurses during covid were a large part of my reservations and they needed homes. They can't furnish them, and we needed those nurses. The other piece of this is the real estate market marking our city as a town that is not growing and only stifle growth can not only hurt our market and open the city up for a lawsuit. There have been 3 on record where the city was sued, and the plaintiff won. It is a person's constitutional right to do what they want with their property, and this could be very bad for the City of Corpus Christi. Port Aransas has a process we just need to follow suit. I ask this city to remove the "commercial zone" requirement for a permit and allow homeowners to STR. I also ask that the island not be singled out. I have many friends and investors that will sue the city. We cannot change rules because a few complain. It's not fair and leaves the city open to litigation. Make new ordinances for all, not for few.

### Doreen Kinkel (6/5/2022)

It isn't, shouldn't be, a secret that a property is operating, or planning to operate, as a short-term rental. They are applying for a permit from a public entity, the city, and information regarding that permit is required by the proposed ordinance to be published in advertisements for the property, Sec 5-43 (e) and posted inside the dwelling (f. 11). In reading and rereading the proposed ordinance, I did not find any provision for notification to neighbors as part of the permitting process. This is rather common in other STR ordinances; it is, in part, a courtesy to others in the neighborhood. In a number of STR ordinances of other cities, neighbors within 250 feet, or more, of the property requesting an STR permit must be notified prior to the permit being granted. In others, once granted, some municipalities require notification to neighbors within 100 feet of the property lines of the property with the notice **including** contact information for the operator and local contact person or agent (term used in the Corpus Christi ordinance). One city's notification process includes the posting of a sign at the site during the permitting process much like signs used for rezoning a property; in another, once the application for permit is received and cleared, the municipality provides a list of abutting parcel owners to which the applicant must mail a letter providing name of owner/operator, phone number, emergency contact information including name and telephone number of the "Responsible Agent." In other cases, cities provide notice to nearby property owners after permitting, included in the notice is the STR license number, local contact person and 24-hour phone number which are also posted on the that city's website. Some even go further in the notice to let nearby residents know the process for complaints: "The City shall establish and maintain a non-emergency Hotline telephone number for the express purpose of receiving complaints regarding the operation of any Short-Term Rental property, and forwarding those complaints to both the Owner and Authorized Agent, if any, for that Short-Term Rental property for immediate resolution of the complaint, and/or, if necessary, to the...Police Department if the complaint has not been resolved." While response time for complaints is identified in the proposed ordinance, whether the 24-hour contact person responding to issues/complaints about the STR is locally available is not clear (Sec 5-39 (a)(3) proposed ordinance), simply that they are "responsible and authorized to respond to complaints." It is a common element of STR ordinances around the country that the 24-hour contact person be available locally whether it is the owner/operator of the property or "agent" or manager, there must be a "local contact person," LCP. Failure to respond within the allotted time limit, "within one (1) hour of the call to address the occupants about the complaints" (proposed Corpus Christi ordinance Sec. 5-42, (g) Emergency contact) may necessitate arriving on-site. No requirement to be available locally may be problematic and require more resources from the city, e.g. Code Enforcement, Law Enforcement, than are available, if they are available. The Galveston ordinance addresses this issue of on-site response as follows: " The local contact person is the person designated by the owner or operator who shall be available twenty-four (24) hours per day, seven (7) days per week for the purpose of: (1) **responding in person** (emphasis mine) within one hour to complaints regarding the condition, operation, or conduct of occupants of the short-term rental unit; and (2) taking remedial action to resolve any such complaints." One entity requires that the party responsible for responding "be available within 30 miles" of the property when in use as a STR. Additional elements that would facilitate the "operational" side of STR for neighbors AND the city, and is done elsewhere, would be permanent signage at the property visible from the street, signage which includes the permit number and 24-hour contact number--this enables officers (compliance, law enforcement) and third parties to quickly and easily on-site identify the appropriate contacts and responsible parties should there be a need. To facilitate accessing information, the city should have a dedicated Short Term Rental webpage where the owner/manager of the STR property provides 24-hour contact information which is posted by permit number and street address of STR property. This webpage should be associated with (as link) the Code Enforcement main webpage <https://www.cctexas.com/departments/code-enforcement>. The city should maintain a web based mechanism for reporting violations of the STR ordinance, <https://www.cctexas.com/services/public-safety/report-code-violations>, in addition to a monitored telephone hotline for that same purpose (e.g. noise, trash, number of guests, fireworks). A number of cities provide an online complaint form for STR complaints, some even allow for uploading of documents or photographs. There should be a requirement that the responsible "agent," local contact person, report

complaints and their resolution to the City Clerk's office within two (2) business days of being received. Additionally, the city should consider providing a non-emergency Hotline telephone number for the express purpose of receiving complaints regarding the operation of a short-term rental property, forwarding complaints received to the owner/operator of the STR and the "agent"/ local contact person responsible for responding to complaints. Information either at a website or message at a hotline (or both) should be provided to those wanting to register a complaint (e.g. noise, disorderly conduct) that the complaint should first be directed to the emergency contact/"agent"/local contact person and if they fail to respond within the one (1) hour time frame identified in the proposed ordinance (Sec. 5-42 9g)), the person/persons complaining should contact the Corpus Christi Police Department. The proposed ordinance should identify that short-term rental units are not to be used for "events" such as graduation or engagement or bachelor/bachelorette parties, that the occupancy discussed/described in Sec 5-42 applies 24/7, not just to how many individuals spend the night or have luggage in the unit but are present at any given time. STR ordinances in a number of cities explicitly prohibit the use of a property for "events." I sincerely hope that the City of Corpus Christi could avoid much of what other cities that implemented STR ordinances a few years back have experienced with having to amend their ordinances, that we could learn from others' mistakes, that we could "do it right the first time."

### Doreen Kinkel (6/5/2022)

Short-term rentals are required to pay the Hotel Occupancy Tax (HOT) collected by the city, an amount of money that is not insignificant, and as such the city has a vested interest in the "success" of STR. There are many others who also have a vested interest in STR from a financial perspective--owners of STR, developers, realtors, those who service the STR industry (managers/agents, housekeeping/make ready) who gladly embrace the advent of "legal" STR in Corpus Christi. The impact of STR on these individuals, groups, entities can be measured in dollars, taxes collected by the city, rents collected by owners, investment income made by developers, commissions paid to realtors from sales activity, salaries paid to those servicing the industry. What is not easily measured in dollars or tracked as to significance or consequences is the impact on the quality of life of and financial impact on those who live in the areas impacted, the residents, whether they live in RS-6 in the city where STR will be allowed or the RM (residential multi-family) areas on Padre Island and elsewhere in the city. To this end, whether codified in the ordinance or established as a commitment by the city, please incorporate a Short-Term Rental, STR, Citizens' Advisory Committee into the STR ordinance/regulatory process. The preface of the ordinance included an acknowledgement that "non-owner-occupied short-term rentals jeopardize the essential character of single-family residential districts." The preface especially made the point that "the demand for short-term rental within the Padre/Mustang Island Area Development Plan is much greater than other areas of the City and such demand jeopardized the essential character of single-family residential districts within the Padre/Mustang Island Area Development Plan" and consequently banned STR in RS-6 zoned areas found inside the area described as the Padre/Mustang Island Area Development Plan. Those living in detached single-family homes, single-family residential districts are not alone in being impacted, so are residents of townhomes and condos, RM-1, 2, 3, impacted in immeasurable ways literally where they live, especially those on the Island. It is for these reasons that a Short-Term Rental Citizens' Advisory Committee needs to be established. There are a number of City of Corpus Christi advisory committees or similar entities (boards, committees). There is an Island Strategic Action Committee, ISAC, that has a fairly broad charge, it is charged with providing recommendations regarding "development and implementation of the Mustang-Padre Island Area Development plan...strategies for implementation...and determination of which agency or individual is responsible to implement projects or programs." The focus of a Short-Term Citizens' Advisory Committee would be the impact on the community, the neighborhoods, of this specific activity (STR) and be made up of residents with no vested interest in STR, not involved with the "business" side of STR in any way, or at the very least comprise 75% or more of the committee. The STR Citizens Advisory Committee would be charged with monitoring the STR ordinance, regulations, etc. to provide responsiveness to residents, City Council, and operators about how the ordinance is functioning, make recommendations, ensure accountability, and

report to City Council on a regular basis. Other "destination" communities with STR have similar committees with mechanisms to engage residents as part of the overall regulatory STR process. The STR Citizen's Advisory Committee would consult regularly with the city providing feedback on impact on residents, neighborhoods, quality of life, compliance, problem locations/area, changes in property values providing a structured approach allowing tax-paying citizens to have a voice in holding those engaged in STR accountable. The committee would specifically focus on the impact of STR on the living conditions of residents and if the ordinance is achieving its intended outcomes, new or different strategies to implement, and the need for more resources e.g. for compliance. The bottom line reinforcing the need for the STR Citizen's Advisory Committee is consulting regularly in a structured way with the people who live with STR in their neighborhood, the ones who live, eat, sleep and maybe even work there is the right thing to do.

### Nancy Porras (6/3/2022)

I live in the bayside area by Alameda and Santa Fe, a walking distance from Cole Park. It is an older part of town, and the lots are bigger as compared to the ones on North Padre Island where you can feel your neighbor's breath when you are in your backyard deck. I know because I once lived in North Padre Island.

Anyway, there are 2 STRs in my block and I didn't even know they existed until recently. Like I said, the lots are bigger so there is ample distance between each house and the backyards are bigger too. We also have wider and more spacious parking spaces. Therefore, we have no problems having STRs in our area because the houses are more spaced apart.

In addition, we also noticed that STRs are more nicely kept and maintained as opposed to long term rentals and apartment buildings or some homeowner-owned houses. These STR owners are individually rated by guests and if they get a lower rating then their business does not get a chance. Therefore they must maintain their homes to higher standards at all times.

The noise is not a problem. The trash is not a problem. And parking is not a problem.

We are in favor of having more than 33% STRs in our area.

### David Loeb (6/3/2022)

I am writing to urge you to reject the proposal known as the Short-Term Rental Ordinance as it would severely hurt residential property values in Corpus Christi, reduce available housing, and negatively affect the quality of life of the community. I want to share a few facts with you as well as some history that predates your service.

First, we are not San Antonio or Austin. We have never banned short term rentals. They have always been legal here and we have large swaths of the city available for them to locate in. Unlike most other places we have what is called cumulative zoning where any use legal in a less intense use is legal in a more intense use. So for instance you can build a house in any non-industrial zoning district. Additionally, and to the point on this issue you can build a short-term rental in any zoning classification of multifamily residential apartment/tourist RM-AT or higher. So every single speck of commercial property allows it along with the large swaths of RM-AT.

RM AT and CR-1 (it's light commercial pairing) are important in this discussion and how we are different than other major Texas cities. They are zoning districts specifically designed for this use. It's condo zoning. How widespread are these zones? Well, all of North Beach and half of Padre Island (the

half by the water) are RM-AT or CR-1 as is nearly all of Mustang Island. So are very large chunks of Ocean Drive (Robert to Airline for example).

These are the exact places where we want this form of development. We've had them for far longer than VRBO has existed. Every condo development in town is built on it or a higher zoning class that includes those allowed uses. A great small-scale example are the cottages that the Yardarm has successfully operated for nearly 50 years. More recent examples are the townhomes Alex Harris has built on the Island in RM AT where they tell the buyers they can be either rentals or homes, so people know what they are getting into. All the Mustang Island Condos are str's as well as all the North Beach condos.

In other words we've been doing this a long time. We don't need to reinvent the wheel and destroy residential neighborhoods in the process. There are thousands of acres of empty land with the correct zoning for short term rentals all over the city.

So I suggest the following instead of passing this ordinance.

1. Have staff create a map laying out where all the existing zoning is that allow short term rentals, so it is easy to steer people to where they are allowed. (All of Downtown allows it as does every commercial property, so this is powerful visual proving we aren't banning anything).
2. Amend the master plan to call for every area development plan to identify an area or areas that would be suitable for RM-AT zoning if such land does not already exist or lacks developable or redevelopable property for such a use. So for instance identify existing underdeveloped RM zoning that could be upzoned to RT-AT through master planning. (master planning inherently includes public neighborhood input).
3. Think of some new places to try them and start small. I for instance asked staff almost a year ago if they would allow boat based vrbo's in the Marina (which is zoned to allow them) and got told that a master plan was necessary before it could be discussed further (kinda weird that after that they want to convert the entire city to allowing them anywhere). Another spot for them could be part of the old water plant site in Calallen. Basically like all tourism uses you want them to be shielded from direct residential interaction but near attractions like parks and shopping.
4. You could waive the permit fees in high priority areas where we want them to be. For instance North Beach.

When I was in your shoes we had a knock down drag out fight on a STR on Ocean Drive. It was ugly. I would strongly encourage you to apply the collective wisdom of dozens of years of planning and neighborhood feedback that has gone into our current zoning map. By responding to people blatantly violating your zoning ordinance by turning around and legalizing their crime you would send a terrible signal to the rest of us that zoning is merely a suggestion. At least once a week I turn down a paying customer for a space because their use does not comply with the zoning of the building they want to lease. Furthermore, lots of the people doing these in residential neighborhoods are committing mortgage and insurance fraud by using financing and insurance intended for single family residences that are taxpayer subsidized. You really should not enable people in committing federal felonies.

I know there is a strong attraction to "do something" at the council level to try and resolve this but this proposed action is not it. I think another round of educating the industry on where they are allowed and where they are not would behoove us. We have a long history of planning and building overnight accommodations in our community in places where they are appropriate. There is no sense in throwing that out now.

Doreen Kinkel (6/3/2022)

As the proposed ordinance indicates, "demand for short-term rental within the Padre/Mustang Island Area Development Plan is much greater than other areas of the City and such demand jeopardized the essential character of single-family residential districts within the Padre/Mustang Island Area Development Plan" and banned STR in RS-6 zoned areas in this area in the proposed ordinance. Excluded from the ban were residential areas that are zoned multi-family (e.g. RM-1, RM-2, RM-3), in part because SOME, not all (I know, I've reviewed documents on file with the Nueces County Clerk) of the properties located in those areas have Homeowner's Associations (HOA) with Declarations/Covenants that address minimum rental periods with some being less than 30 days. Multifamily does not, as some might think, mean group living, it simply means shared property (e.g. parking, walls, landscaping). Within these properties (e.g. duplexes, condos, townhomes), the individual units are intended for single-family occupation. Those for which I have looked through declarations/covenants (which is quite a few) include verbiage to that effect in the definitions "Home" shall refer to the improvements constructed upon the Building Site (including garage), subject to this Declaration, **for use as a single-family dwelling, as that term is defined by local ordinance.**" (emphasis mine) With the proposed ban on STR in RS-6 areas on the Island, pressure for STR availability will be on these townhome and condo properties in RM-1, 2, 3. To protect the residential nature of these zoned areas found largely on the west side of PR-22, several things should be included in the ordinance including densities for multi-family zoned areas such as found in STR ordinances for San Antonio (1/8th, 12.5% of the units in a multi-family complex allowed permit for STR) and Austin (3% of the units in a residentially zoned multi-family area) have. In addition, there should be a cap on the total number allowed in these residentially zoned multi-family areas (100 total STR as an example). Once the cap is reached, no more permits will be issued, a waiting list for permits would be maintained. Equally as important, since not all properties located in the RM-1, 2, 3 zoning areas on the Island have an HOA, to preserve the residential character of these neighborhoods, is to ensure through the permitting process that owners applying for a STR permit for a unit located in these areas are in compliance with the allowable rental period in their governing documents on file with the Nueces County Clerk's office. This is not a novel idea, other "destination" communities similar to Corpus Christi do it including Fort Collins, CO, Mount Pleasant, SC near Charleston, Washington, DC, and an assortment of communities in the Palm Springs area of CA as well as the coastal region of CA. There are several different strategies for approaching this in the permitting process, I would be happy to provide links to that information from the above-mentioned communities to the Stakeholder Advisory Group, Planning Commission, City Manager's Office, City Council members for the process/mechanism these communities use in their permitting process to ascertain/verify compliance with HOA governing documents--no sense reinventing the wheel. Being an HOA and having governing documents does NOT, should not, exempt properties that have them from compliance with zoning ordinances and other restrictions. The following language appears in the declarations/covenants of 17 of the 34 HOAs in the "Cays" area of the Island that have documents on file with the Nueces County Clerk. While the article number and section number may differ from what is extracted from the declarations/covenants for the HOA where I own my unit (Document number 1999042894 Nueces County Clerk, can be found doing an online search), the verbiage is essentially identical among them: Article IX. "Section 9. Zoning and Specific Restrictions. This Declaration shall not be taken as permitting any action or thing prohibited by the applicable zoning laws, or the laws, rules or regulations of any governmental authority, or by specific restrictions of record. **In the event of any conflict, the most restrictive provisions of such laws, rules, regulations, restrictions of record, or this Declaration shall be taken to govern and control.**" (emphasis mine). That same review of documents revealed the minimum rental period for 41% of HOAs was 30 days or longer, 24% do not allow rentals of less than 7 days. There was a trend toward amendments to declarations in the past 5-8 years lengthening the minimum rental period to 30 days or more. This would suggest multifamily townhome and condo homeowners' associations on the Island are not especially interested in STR, STR are NOT favored by owners of properties in RM-1, RM-2, RM-3 zoned areas. While HOAs may have regulations about length of minimum rental periods, having an HOA should not be a free pass when permitting STRs. Rather an affirmative approach is recommended, one in

which the entity applying for a STR permit for a property that has an HOA (or is a PUD as the case may be) would be required to provide documentation (copy of document[s] on file with the Nueces County Clerk, has file number on first page) regarding the minimum length of rental period allowed in the governing document(s) including amendments of the documents for the HOA (or PUD). This way, compliance of the property with its governing documents is confirmed as part of the permitting process. And might reduce conflicts on the compliance side with the city. Another approach could be taken so as to protect the interests of those property owners in multifamily RS-TH, RS-TF, RM-1, 2, and 3 the same as those in single family detached zoned areas on the Island, the STR ordinance should apply equally to both, be restricted/not permitted, with the following consideration: For those multifamily HOA's that allow STR (less than 30 day rental) as evidenced by HOA documents (e.g. covenants, declarations, amendments) on file with the County Clerk's office, any owner in that HOA (determined by providing documentation of ownership for property tax purposes, Nueces County Tax Appraisal District) could file with the city--whatever entity is tasked with enforcement of STR or perhaps with city zoning--for a waiver/exemption of the STR restriction which would be granted, depending on restrictions associated with density and caps if those are part of the STR ordinance, when presented with County Clerk certified copies of the HOA documents identifying the length of rental period allowed. There would be no need for a hearing or zoning change, the waiver/exemption would be granted by presentation of ownership documentation and HOA governing documents on file with the Nueces County Clerk's office. Verifying HOA "status" when permitting would ensure the city is not contributory towards an owner violating their HOA restrictions especially given the language in many of them that "in the event of any conflict, the most restrictive provisions of such laws, rules, regulations, restrictions of record, or this Declaration shall be taken to govern and control." Requiring statement or documentation of HOA status with respect to STR would effectively help keep the city out of the line of fire of an owner engaged in STR and their HOA/other owners. Bottom line, there should not be a carte blanche exclusion of residential multifamily HOAs within the area of the Padre/Mustang Island Area Development Plan from STR restrictions that likewise protect their residential nature just as the RS-6 areas are being protected by banning STR from these areas on the Island. The workarounds proposed protect the interests of owners in HOAs that restrict STR as well as those that allow rentals of less than 30 days as well as those properties in these areas that do not have an HOA/governing document by having owners engaged in STR registered with the city and subject to regulations as per the STR ordinance developed.

### Naomi Linzer (6/3/2022)

The city is contemplating an ordinance to allow up to a 1/3 of every neighborhood in town to be converted to non-owner-occupied short-term rentals (single night rentals). Currently short-term rentals are limited to apartment tourist zoning or higher or can be put in residential zoning with a special permit with the requirement that the owner live there. The only exception to the ordinance is Flour Bluff and Padre Island where the lived experience with non-owner-occupied short-term rentals has been so horrific that the new ordinance preserves the current protections for everyone who lives there. So it seems the plan is to instead of enforcing zoning laws staff wants the council to export the problem to the rest of the city. We have a very well-developed zoning map in this city that provides thousands of acres of land where someone can build residential style overnight housing. There is no need to allow people to convert homes in existing residential neighborhoods piecemeal. Please do not proceed with this plan that is terrible for the majority of the Corpus Christi community and learn from the ordinances enacted in Flour bluff and South Padre Island.

### Doreen Kinkel (6/2/2022)

I was glad to see that what is commonly part of STR ordinances elsewhere is part of the proposed ordinance for Corpus Christi, that STR permits are not transferable if the property is sold. If densities and caps, as I have previously advocated for, are also part of the ordinance, this should help to maintain

the residential nature of neighborhoods including those pesky RM-1, RM-2, RM-3 townhome and condo neighborhoods. In communities in Texas and across the country, it is documentable that one of the outcomes of STR has been to drive out residents from their neighborhoods, their local communities. And, the exodus of residents is not necessarily because of quality of life issues like noise and trash but rather the documented impact on availability of housing--single family homes, townhomes/condos, apartments--as well as increased cost of housing and rentals. If you don't think it can happen here, it already has--read Dale Rankin's column "Stuff I Heard on the Island" in the July 15, 2021 issue of the Island Moon: "The city expects to have a Short-Term Rental Ordinance in place by the end of this year but new offerings are cropping up in our neighborhoods each week. This week long-term renters at an eight-unit Island condo were told to move out so that the units can be listed as short-term rentals at a higher cash flow. That means eight Islanders have to go find another place to live while eight units will now have weekend visitors, but you can't blame landlords for following the money." And, it happened again more recently in Port A, "Stuff I Heard on the Island," May 26, 2022: "Just this week, word came from Port Aransas of the eviction of several longtime renters in a multi-family apartment complex there so the building can become Short-Term Rental. The lesson is that once the genie is out of the bottle there is no way to put it back in." A recent report by KIII (June 2, 2022) indicated that to obtain lifeguards for the community pool, new hires were commuting from Corpus Christi. It is well known that Port A has experienced an explosion of conversion of properties to STR. While I'm sure there is more to the lifeguard shortage in Port Aransas reported by KIII than housing availability and cost, it sure doesn't help the situation. One of the provisions that could mitigate these impacts would be to limit the issuance of a permit/license to one (1) per owner/corporation for one (1) "occupiable"/living unit (must provide names of each member of the corporation to protect against owning multiple units under different corporation members' names to get around limit of one (1) per owner). This is not a new or novel or even radical idea, it is part of ordinances of communities across the country among them New Orleans, LA, Santa Fe, NM, San Diego, CA, and Bellingham, WA on the coast between Seattle and Vancouver. Another provision that would mitigate the impact of "corporatization" of housing conversion to STR and serving to maintain the residential nature of neighborhoods, especially RM-1, RM-2, RM-3 zoned areas of the city, especially on the Island, is to limit the total number of days a property can be rented out short-term in a year's period of time, particularly "unhosted" (owner/manager not present on site, not a bed-breakfast type). Caps run from 60 days/year to 180 days/yr. This is widely done in communities/cities both small like Salem, OR and Bellingham, WA and large like Washington, DC and Jersey City, NJ. Having caps on the number of days operating as an STR in residential areas helps to provide some relief to residents of neighboring properties, the neighborhoods. Especially vulnerable are residential townhomes and condo complexes. Otherwise, what are built and zoned as for townhomes and condominiums in residential multi-family areas (RS-TH, RS-TF, RM-1, RM-2, RM-3) become de facto hotels which are NOT allowed in RS-TH, RS-TF, RM-1, RM-2, RM-3. These areas, RS-TH, RS-TF, RM-1, RM-2, and RM-3, are intended to be truly residential (not commercial) contrasted with RM-AT as reflected by what is allowed, permitted in the City of Corpus Christi Unified Development Code, Table 4.1.1. Zoning.

### Doreen Kinkel (6/1/2022)

The proposed registration fee of \$50 while comparable to Port A, Galveston, and South Padre is well below market, well below the registration fee for similar "destination" seaside cities similar to Corpus Christi in Florida like the Jacksonville, Florida area, coastal Georgia, North and South Carolina, and elsewhere. Most STR owners will make the cost of the registration fee in less than 1 days rental of 1 property. It is anticipated the bulk of the STR activity will be on Padre Island which has a decidedly different type of clientele than those renting STRs because of temporary work assignments like medical personnel at the facilities in town. While the city will collect the HOT from STR rentals, those funds go



into the city's general fund, it is not available for covering the costs of the STR program which includes not just the administrative costs e.g. registration, permitting, compliance, but also the law enforcement expenses associated with responding to noise, parking, trash complaints. Is there another legal, legitimate business that potentially costs taxpayers for collateral unfunded expenses such as these? A cost-expense/revenue analysis should be conducted to ensure the anticipated registration fees and projected fines offset the cost to the city, otherwise the taxpayers of Corpus Christi will be underwriting a substantial chunk of the cost of the STR business, it won't be paid by the property owner collecting the rent. Taxpayers should not be subsidizing the STR businesses or the consultants the city has engaged with to manage the program at the city level, the STR owners/operators should be responsible for those expenses as part of the cost of doing business. This has been a matter of concern in Austin, TX. The Austin newspaper, <https://www.statesman.com/story/opinion/2019/07/24/editorial-short-term-rental-fines-need-to-reflect-austins-costs/4609685007/> reported the following: "...The fines also produce just 3% of the revenue needed to fund the city's STR enforcement operations, a \$2.9 million effort that employs 17 people and uses a consultant to identify the unpermitted rentals...A crackdown on STR scofflaws is long overdue. But it should be the unlicensed operators, not the taxpayers, who shoulder the bill." Austin is not the only city to be concerned about and make an effort to offset expenses/costs of STR programs to the taxpayer by imposing a permitting fee and fine structure that reflects those expenses. To that end, a multitude of cities across the country have ascertained the cost of STR programs to taxpayers and adopted mechanisms associated with STR registration fees and fines including multiple "destination cities" in California (among them Oceanside and Riverside) and Breckenridge, CO. As stated in materials associated with the Breckenridge, CO, effort, "3. The regulatory fee will help address the secondary impacts caused by the short term rental industry by protecting the character of the local community and Town neighborhoods where accommodation units are located." After all, shouldn't that be the goal?

### Doreen Kinkel (5/31/2022)

Things don't happen in isolation, you can call it cause and effect, or actions have consequences, or the law of unintended consequences, or the butterfly effect. The point is decisions made regarding STR will have broad consequences requiring systems thinking and willingness to consider impacts on others, not just one's own interests, the big picture. Failure to engage in systems thinking can be damaging and extremely difficult to mitigate or ameliorate the impact as other communities wrestling with STR have found. Corpus Christi has long been proud of being home to Naval Air Station Corpus Christi (NAS-CC) and the pilot training that goes on there as well as the Corpus Christi Army Depot's (CCAD) contribution to ensuring aviation readiness. It would be very easy, likely even, for "Island" properties, especially townhomes and condos in RM-1, RM-2, RM-3 zoned areas, to be priced out of the market for housing these personnel without constraints on STR. It could also have a very detrimental effect on housing availability for this population, creating a housing crisis--one of those pesky "unintended consequences" and not the welcoming environment I believe Corpus Christi wants to portray to those coming here while in service to their country. Unfettered, unrestrained permitting of STR in RM-1, RM-2, RM-3 on Padre Island will not only affect residents in those areas but also market conditions for rentals for NAS and CCAD employees, both permanent civilian as well as military members (and their families) whose status is PCS (permanent change of station) or TDY (temporary duty like for a training school such as flight training) to these facilities. The townhomes and condos in RM-1, RM-2, RM-3 fill a special niche market need for these individuals, very convenient and accessible to the base, large enough to house a family or 2 or 3 adults/housemates with privacy, splitting the rent 2-3 ways putting it within the budget for the BAH (base area housing) allowance. Communities across the country where STR have flourished essentially unrestrained with little or no density restrictions and/or caps, are finding themselves in a housing crisis, both availability and affordability of homes, townhomes, and condos. It would be devastating to the relationship between the city and NAS/CCAD if STR initiatives

are forged ahead without due consideration given to the impact on housing availability for those needing it. Both density restrictions (percentage of a blockface or units in a multi-family complex) and caps (maximum number of STR permits issued/allowed in a given area) are needed to address this. When the cap is reached, a wait list is maintained till there is an opening. Both of these limitations, density restrictions and caps within a geographic area, together will assist in maintaining reasonable cost of long term rentals in these areas on the island, areas that provide housing for NAS-CC and Corpus Christi Army Depot. RM-3 areas off Whitecap (the "Cays" and Bonasse) are popular with Naval aviators here for training (assignments usually 6 months or so) and others assigned to these facilities for periods of time over 30 days, the location is highly desirable with quick and easy access to the base. I know this first-hand, I live on Grass Cay where there are a number of aviators living, and the other Cays (I see them, we wave, when out on my daily fitness/dog walk). Civilians are often assigned to work at NAS, CCAD, and the DLA (Defense Logistics Agency co-located at the base) for extended periods of times from other locations requiring accommodations. Between NAS, CCAD, and TAMU-CC, there is a lot of pressure on the rental housing market from Ennis Joslin on south through Flour Bluff out onto the Island. Based on experiences across the country (sources available on request), pressure on long term (more than 30 day) rental rates from widespread STR in these areas will cause an escalation in long term rental rates resulting in them being unaffordable, beyond the BAH (base area housing) allowance of military personnel or per diem allowance provided to employees assigned here for temporary 1-6 month assignments if they're even available. Density restrictions and caps are also essential to prevent the "corporatization" of residential properties especially those in RM-1, RM-2, RM-3 of the Island where units could be picked off one by one over time with a corporation/group acquiring enough units to control the HOA amending the declarations against the remaining residents/owners wishes to allow STR making the property into a de facto hotel. This has already happened elsewhere. A similar phenomenon was reported in the May 26, 2022 Island Moon as happening in Port A, "eviction of several longtime renters in a multi-family apartment complex there so the building can become Short-Term Rental." This isn't the first report of this happening in the area. Another unintended consequence of this phenomenon, short term rentals taking over residential townhome/condo complexes, is the concomitant, inevitable increase in property taxes as demand for the units by investors as investment property due to the easy income of STR inflates their property value, the burden of increased property taxes falls on the shoulders of residents/owners who could very well be priced out of their own home. I certainly hope City Council members consider a balance between the desire of residents/owners to live in a residential complex where they actually know their neighbors with the cash cow of higher property taxes and HOT being collected. As the Mayor of Paso Robles, CA, Steve Martin (not the comedian), said October 21, 2021, about the situation in his community when STR permits were capped to "balance the need for housing and maintaining residential communities with the desire to offer lodging options for tourists...Tourism doesn't get the whole loaf, and residents don't get the whole loaf either."

### Doreen Kinkel (5/30/2022)

There seems to be a myth or misconception about townhomes' and condos' homeowners associations (HOA's), that because they have governing documents, declarations, they have been vaccinated to be immune from any kind of regulation by the city with respect to short term rentals (STR). Yes, an HOA's declarations may specify a minimum rental period. But, that doesn't mean they are immune from STR regulation by municipal ordinance. And, if they are in RM-1, RM-2, RM-3, as most of those west of PR 22 on Padre Island are, those areas are intended to be residential in nature just as RS-6 is residential. In fact, in the governing documents of many of the townhome properties in the "Cays" area west of PR 22 (I know, I've looked at them, they're filed with the Nueces County Clerk's Office), it states: "'Home' shall refer to the improvements constructed upon any Building Site (including the garage), subject to this

Declaration, for use as a single family dwelling, as that term is defined by local ordinance." Not all properties located in these areas, RM-1, RM-2, RM-3, even have an HOA--I know, I've combed through the Nueces County Clerk's office records looking at deeds and other recorded documents such as declarations and spoken with some of the property owners specifically in the "Cays" areas of the Island. While townhomes and condos that have HOAs are located within these areas, so are single family detached homes as well as duplexes, triplexes, and quads, most of which DO NOT have an HOA/declarations with prescribed minimum rental periods. Thus, these areas, RM-1, RM-2, RM-3, west of PR 22 absolutely SHOULD NOT be exempt from STR regulations such as density and caps being considered for RS zoned areas. Density restrictions are being proposed in the ordinance for RS-6 single family zoned areas and should likewise be applied to RM-1, RM-2, RM-3 just they already are in San Antonio's and Austin's (and other communities) Unified Development Codes, both of which include density restrictions/caps in multi-family zoned areas, not proposing anything radical here. San Antonio "(c) Density Limitations for Short Term Rentals (Type 2) in Residential Areas. In order to preserve the essential character of residential areas, the following density limitations are established:... (2) Short term rentals (type 2) within multi-family (e.g. five (5) or more units) buildings or groups of buildings on the same land, lot or parcel, regardless of zoning district, shall be limited to the density requirements in table 374.01-1...Synopsis of that table as follows: for buildings with five (5) to seven (7) units, one (1) type 2 (owner not present) short term rental unit allowed; for buildings with eight (8) units or more, one-eighth (12.5%) of the total number of units on the same land or parcel allowed as type 2 short term rental units. Austin makes a distinction in density limit for multi-family properties, classified as Type 3 for STR permitting, depending on location being in residentially or commercially zoned areas: in residential multi-family zoned areas such as Corpus Christi's RM-1, RM-2, RM-3, the density limit for STR permitting is 3% of the units in a development; in commercially zoned areas, the density limit is 25% of units may operate as STR. I chose to live in a "residential" townhome, I am a full-time resident and feel those of us who are, even the 2nd home/weekend owners, deserve similar consideration as that being given to single-family detached zoned areas in the city. Consider the following: "We are striving to make Corpus Christi a destination getaway as well as a wonderful place to call home for our residents," Mayor Paulette M. Guajardo, Island Moon, July 8, 2021; "Your City Manager, Councilman Greg Smith and I, are working side by side to bring forth a fair and balanced plan to allow for the economic benefits of STRs without disturbing residential peace on the Island. We will always represent the best interest of all Island residents." (emphasis mine) Mayor Paulette M. Guajardo, "Mayor's Moment" column, Island Moon, September 2, 2021. For RM-1, RM-2, RM-3 zoned areas on North Padre Island, please include density/cap regulations in the new ordinance to maintain the residential peace and residential nature of these neighborhoods.

### Amy Hyde (5/29/2022)

Banning STRs in certain areas, while allowing them in other areas, is unfair and arbitrary. The government should not impose restrictions on property owners that infringe upon their ability to generate income. Banning STRs in some areas and not others will have a significant impact on property owners' right to rent out their properties on a short-term basis.

As a homeowner and REALTOR<sup>(R)</sup>, I ask that you consider real property rights when you make a decision about SRTs.

### Doreen Kinkel (5/29/2022)

While the current zoning ordinance for single family detached residences, e.g. RS-6, prohibits rentals of less than 30 days effectively prohibiting STR in areas zoned for single family detached housing, for

residential areas that are built and zoned as townhomes and condominiums in residential multi-family areas (RS-TH, RS-TF, RM-1, RM-2, RM-3) there is no minimum rental period identified in the present ordinance effectively allowing STR in these residential areas. These properties/units become de facto hotels if engaged in STR, hotels are NOT allowed in RS-TH, RS-TF, RM-1, RM-2, RM-3. These areas, RS-TH, RS-TF, RM-1, RM-2, and RM-3, are intended to be truly residential (not commercial) contrasted with RM-AT as reflected by what is allowed, permitted. (City of Corpus Christi Unified Development Code, Section 4.4.2, Table 4.4.2. Permitted Uses). The situation with respect to the townhome/condo areas on North Padre Island is decidedly different than most of the rest of the city, the Island is a "destination" for tourists/visitors and requires a different approach in regulating STR in these areas than similarly zoned areas in other parts of the city, it isn't a "one size fits all" situation/scenario/environment. It has already been identified that the "nuisance" problem (noise, trash, number of people at the location, parties) is much greater on the Island in these areas than in town. One of the challenges, oft overlooked, with STR and why they can be problematic in residential areas, including multi-family townhome/condo areas compared to hotels and timeshares is the lack of supervision. I've stayed at my share of hotels over the years on both business and pleasure and I own timeshare weeks in Florida and Sint Maarten, frequently trade them and go to other timeshare locations. What differentiates these from STR is hotels and timeshares have on-site supervision and those "guests" staying there are immediately held accountable for adherence to the properties' rules and regulations. That lack of supervision may be a driving factor for some coming to visit the Island choosing to stay in an STR over a hotel/suite hotel. It is the residential multi-family townhome/condo areas on Padre Island being the hardest hit by this trend. And real people like me actually reside in these multi-family residential complexes. The transient nature of STR occupation, especially on the Island, is inconsistent with what most would consider residential. In some areas in town like those near medical facilities where medical personnel from out-of-town need temporary, conveniently located housing, it doesn't seem from what has been described in materials coming from the Stakeholders Committee like this is identified as much of an issue, not because of lack of demand for STR in areas near hospitals but rather the intentions of those staying in those facilities - people coming out to the Island have a decidedly different purpose and mind-set for staying in an STR than those in town who are here to work, e.g. at a medical facility/hospital. Again, it isn't a "one size fits all" situation. And it isn't all about or just about the nuisance activity recognized as being greater in STRs operating on the Island vs in town, it's about people residing in RM zoned areas on the Island having an expectation of knowing their fellow owners/neighbors, whether full-time or 2nd home, vs the transient nature of units being used for STR. For the investment types out there, there are commercially zoned areas, CN and CR-AT, areas found largely east of PR 22 as well as several pockets west of PR 22 which allow townhomes/condos and hotels (Overnight Accommodation Uses, Table 4.5.2, UDC) in addition to amenities desirable for visitors like restaurants and bars not allowed in RS-TH, RS-TF, RM-1, RM-2, RM-3. To this end, consideration of density restrictions and caps on the number of permits issued should be included in the ordinance for RM-1, RM-2, RM-3 on Padre Island and perhaps the rest of the city.

### **Robert Suggs (5/27/2022)**

Hello, my name is Robert Suggs, STR owner/operator, born and raised, and life-long resident of Corpus Christi - our beautiful sparkling city.

I have had the honor and privilege to serve on the city's STR Stakeholders Advisory committee over the past several months and remain in favor of short-term rentals in all areas of the city, including single family zoned areas. This is the type of accommodation desired by our visitors and is something that should not be withheld by a city uniquely positioned as a tourist destination.

Thank you to city staff and city council members for addressing this long overdue issue in our city and one that is very controversial in nature.

While the current draft ordinance is encouraging for a lot of STR operators, let's not lose sight of the fact that for many STR operators on N Padre Island, the ordinance as it currently stands prohibits STR operation in RS-6 zoned areas. This group represents the largest percentage of STR operators in our city and the prohibited area is the most desirable for our tourists.

The current ordinance denies property owners their lawful right to rent their property as they desire. The current ordinance treats property owners within the same city differently – based solely on a desire to maintain the character of traditional neighborhoods. While serving on the advisory committee, I understood the goal was to work toward an ordinance that would maintain a balance between responsible short-term hosting while maintaining neighborhood integrity within a framework of minimal regulation.

We know that STRs expand available lodging options for our visitors, provide revenue for maintenance and upgrading of housing, provide alternative affordable temporary housing for professionals and tourists alike, and drive local economic activity. We've heard that STRs have the potential to "hurt neighborhood character", visiting tenants may not know or care to follow local rules of surrounding neighborhoods, and with increased occupancy, the potential for noise, trash, and multiple vehicles.

Current precedent case law from the Texas Supreme Court and other pending litigation provide that a city may not prohibit or ban short term rentals. Texas Courts continually hold that property owner's right to lease such person's property is a fundamental right inherent in the bundle of rights associated with property ownership. This means that a court will apply strict scrutiny in analyzing laws relating to STRs. A law survives strict scrutiny only if it was passed to further a "compelling governmental interest" and is "narrowly tailored to achieve that interest." While law is still developing in Texas, it appears clear that a city may adopt reasonable regulations that do not in essence prohibit STRs and that are backed by evidence showing that they serve to protect health, safety and welfare of renters and other citizens.

Does this draft ordinance, as currently written, clearly show to do this? I think not. I suspect this version is more clearly designed to manage the politics of the island satisfying a few vocal citizens, and the justification given to prohibit short-term rentals within the Padre/Mustang Island Area Development for promoting public safety, enhancing the quality of life and that STRs jeopardize the essential character of single-family residential districts is simply false.

Why are we failing to address the original complaint/issue of nuisance STRs on Padre Island? This can be solved without overreaching restriction by city government. Nowhere in this ordinance is authority given to STR operators to deal with misbehaving guests. Andy Taubman has supplied such great information on this issue and recommended methods for the efficient handling.

The path of least resistance isn't always the easiest path to follow.

Thanks for your attention and for addressing this issue in a fair manner that represents the interests of ALL citizens of Corpus Christi.

### **Omar Khokhar (5/27/2022)**

We want short term rentals in our city! City Council members, you are causing us to lose our jobs by banning STRs on the island and by putting density caps on them in the city.

I am a small business owner and I provide cleaning services to STRs throughout Padre Island, Flour Bluff and Corpus Christi. I employ 6 cleaners and since this ban has gone in effect on single family homes, I have had to lay off 3 cleaners since I cannot keep them gainfully employed.

COVID-19 was bad enough for our business and we were barely starting to recover from that, but now we are facing more financial difficulties thanks to a handful of wealthy Island retirees that don't have any regard for anyone else.

I can say this with full confidence that none of my clients/hosts of short-term rentals allow partying. In fact it is just the opposite, we as housekeepers are asked to report on any signs of partying, so that the hosts can take actions against such guests and fine them. Corpus Christi is a tourist town and many families come here to have a great relaxing vacation with kids and pets.

I request the city council to promote employment opportunities that tourism and short-term rentals bring into our city rather than turning away business.

### Jim Jones (5/27/2022)

From a non-STR owner: Leave STRs the hell alone! The City cannot start taking away property rights because a few people don't like STRs. I understand that STRs may sometimes be an inconvenience to you, but that does not give the City the right to take away property rights. Apply this instance to anything that matters to you, like maybe guns. Do you want the City limiting how many guns you can own or do you want the City coming in and banning guns on the Island but allowing them in Flour Bluff? And their reasoning is "demand on the Island is much greater than other areas of the City and such demand jeopardizes the essential character of single-family residential districts" and "it's best to serve the public's health, necessity, convenience, and the general welfare of the City and its citizens". You all, where does it end after they arbitrarily come in and take your rights away over something that hasn't even been properly studied or researched? That's exactly what is happening with STRs. Why does the City get to decide who has property rights and who doesn't? They don't and they will be sued for this, just like Austin. Do you want the City wasting even more of your taxpayer money over something that has already been settled in court in other cities? You want to stop STRs from renting in certain neighborhoods? Allow the HOAs to control it. The President of PIPOA likes to say that 80% of the Island doesn't want STRs, PIPOA can take a vote on it and then amend PIPOA's covenants banning STRs. Let the POAs and HOAs take the lawsuit risk, not the City wasting taxpayer money.

Many of you writing STR comments on here are misinformed and not watching the latest State of Texas rulings: **The State of Texas has already ruled that STRs are NOT commercial activity. The home is still being used for residential purposes no matter how many days or nights someone rents it for: Tarr v. Timberwood Park Owners Association – Are Short Term Rentals a Commercial Business?** "So long as the occupants to whom Tarr rents his single-family residence use the home for a 'residential purpose,' no matter how short-lived, neither their on-property use nor Tarr's off property use violates" the deed restrictions. Furthermore, Tarr's use of his home as an STR "does not qualify as a commercial use" since no business activity took place on the lot itself. **Zaatari v. City of Austin. The City of Corpus Christi is trying to make the same claims, "public health concerns, best interest of preserving neighborhood character, etc."** and they have NO evidence and have issued MINIMAL citations just like Austin.

Zaatari v. City of Austin.

#### I. Termination of Type-2 rentals is unconstitutional

The first issue raised on appeal was whether the city’s ban of Type-2 rentals was unconstitutional (the parties agreed the law was retroactive). The city cited a variety of public-interest reasons in support of the law, including: public health concerns about over-occupancy and “bad-actor” tenants who littered and urinated in public; public safety concerns stemming from strangers in neighborhoods, public intoxication, and open drug use; and general welfare concerns such as preserving neighborhood character, stabilizing property values, and minimizing noise and parking issues for long-term residents.

However, the record showed that in the four years preceding the 2016 regulations, the city had not issued a single citation to a licensed short-term rental owner or guest for violating local noise, trash or parking ordinances. And the city had issued just ten notices of violations (not citations) to licensed STRs during the same period—seven for over-occupancy, two for failure to remove trash receptacles from the curb, and one for debris in the yard. The city did not revoke any licenses as a result of complaints about parties or noise disturbances.

Given the lack of evidence that short-term rentals contributed to the public-interest concerns cited by the city, the court found there was not a compelling public interest to support the Type-2 ban. The court noted that the right to rent one’s property on a short-term basis was a fundamental privilege of private property ownership, particularly when, as in Austin, short-term rentals had been an “established practice” and an historically allowable use. Thus, the court concluded the ban on Type-2 rentals was unconstitutional, as it “significantly affects property owners’ substantial interests in well-recognized property rights while, on the record before us, serving a minimal, if any, public interest.” *Id.* at 1. To deal with disruptive STR guests, the court suggested the city enforce its existing nuisance ordinances, which included regulations for parking, public intoxication, disorderly conduct, littering, and noise.

The dissent took issue with the fact that the majority opinion faults the city for only issuing ten notices of violation and asks, “why is ten not enough?” *Id.* at 21. The dissent also argued that there was no violation of property rights—owners can designate the property as their primary residence and rent it or opt to make it a full-time rental with a minimum lease term of thirty days.

## II. Assembly regulations violate constitutional right to freedom of assembly

In the second issue on appeal, the city argued that the assembly regulations, which limited the number of persons allowed to gather on-site, both inside and outdoors, and prohibited activities other than sleeping after 10:00 p.m., were necessary to stop party houses and preserve neighborhood character. Again, the court was not persuaded. In contrast to traditional cases that involve the right to assemble on private property, the right in this case raised the question of freedom to assemble on *private property with the permission of the owner*. The court opined that the right to assemble is surely “just as strong, if not stronger, when exercised on private property with the permission of the owner, thereby creating a nexus with property and privacy rights.” *Id.* at 17.

The court held that the city’s goal of limiting party houses and reducing possible strain on neighborhoods did not qualify as compelling interests in a constitutional sense. Further, the law banned nearly all types of assemblies on private property “without regard to the peacefulness of or reasons for the assembly.” Once again, the court suggested that the city’s regulatory goals could be achieved by less intrusive means, including the enforcement of existing nuisance ordinances.

The City of Corpus Christi already has a noise ordinance to deal with parties:  
Code of Ordinances, Chapter 31 - Noise. Noise is clearly defined in this chapter.

(a) Any person, firm, or corporation who violates any provision of this chapter is guilty of a misdemeanor and upon conviction is punishable by a fine as provided in [section 1-6](#) of the Code of Ordinances of the City of Corpus Christi. Each act of violation and each day of violation is considered a separate violation.

### Kyle Dirba (5/26/2022)

I have been visiting the coastal bend area since I was a child. It has always been my dream to live in the area. In 2012 my wife and I had the career opportunity to move to Corpus Christi. Unfortunately, in 2015 we had to move due to our jobs again. My company was shutting down their location and moving to San Antonio and her company was bought out and moving her role to San Antonio. But in this short period of time, I was able to share my passion and experiences with my wife and she too fell in love with Corpus. It was unfortunate that we had to move. Since then, we always knew we wanted to move back one day, and we have visited the city at least every month for the past 7 years. We also knew that we wanted to be owners of a rental property. We thought, "Where better to buy a rental property than Corpus?" We can keep an eye on it since we go there frequently, and once we move back we can fully manage it ourselves. We also had thoughts of gifting the property to our newborn son as a source of income if he decides to go to college. We saved for several years and finally last year, we were able to purchase our first and only rental property. We have invested thousands of dollars getting the property ready for guests in hopes of sharing the city we love with them. We created a guest book with a list of our favorite local restaurants, attractions, and house rules.

Everything was going well until the end of March this year. We received a "Cease-and-Desist Letter" along with a citation for *Operating without Short Term Rental Permit*. We were surprised and angry. We immediately went online to see if we could apply for a permit, but we determined we were in the RS-6 single family zoning and would be denied if we did apply. This also led us to investigate the previous city council meetings and the STR Stakeholders meetings to see what has led up to this point. We were also financially concerned about paying two mortgages and two sets of utilities. We debated about selling the property, but we had not been operating long enough to cover our initial investment and the house had not appreciated in value enough. We would lose thousands of dollars. Our only option was to turn the property into a mid-term/long term rental. We worked with our host site to cancel all our guests scheduled for April, May, June, and July and changed our listing to a 30-day minimum to comply with the code.

As Mr. Hernandez stated in the January 11<sup>th</sup> meeting, "This ordinance is going to turn law abiding citizens/homeowners into criminals." and that's exactly what happened. We thank you for being the only city council member to vote "No." I do feel like watching that meeting on January 11<sup>th</sup>, the ordinance presented to the city council and mayor was not being presented accurately and the presenter was not being forthright when answering questions. In the most recent meeting held on May 17<sup>th</sup>, Mr. Hernandez, you stated that you would not support an STR ordinance. Unfortunately, as a property owner, we need your support. The ordinance that is currently in place cannot stand. It needs to be overturned, abolished, repealed, or revised. As many public comments have said before, the current ordinance is a violation of our constitutional rights as a property owner.

Mr. Smith in the May 17<sup>th</sup> meeting you made a statement that the current ordinance was an expansion of property owners rights. I'm going to disagree with you on this. When our property was an STR, we were able to blackout weeks or weekends to share our home with friends and family. We already had planned this summer to spend time with family and friends at our house and share Corpus with them. Unfortunately, we've had to tell them that the trips are cancelled due to the city ordinance that was recently passed. They were upset, not with us, but with the city. This ordinance has turned our property into a long-term rental, and we have lost availability to our own home. We ask that you please



reconsider your stance on STR. We would like to be able to visit Corpus and stay in the comforts of our own home.

Mr. Barrera it seems like you had a change in stance toward STR in the May 17<sup>th</sup> meeting. We appreciate your support. You are spot on with your comment, "That the city is trying to find a solution to a problem that doesn't exist." I would add that the problem isn't as widespread as it's been made out to be. This ordinance needs to be applied fairly and equally to all homeowners through Corpus Christi which includes the Island (even though it seems like the PIPOA thinks they are their own city). In the meeting you asked about homeowners being denied permits. Many owners haven't even tried to apply due to the reason I have provided above regarding zoning. You also asked about nuisances. As far as I know we have not had any complaints about parties, parking, loud music, fighting...etc. When we first purchased our property many of our immediate neighbors came over to introduce themselves. We advised them that the home would be a vacation home/STR and none of them seemed to mind. I exchanged contact information with my neighbor's next to me to let me know, if they ever have any issues with guests, to contact me. In fact, last time I visited the house, my neighbors (residents) a few houses down were having a party with loud music, loud conversations, and several cars parked in the street. I didn't mind because they weren't fighting or threatening anybody and they're not partying every time I come down to visit. So, I imagined they were celebrating a special occasion and let them have their fun. I have also had neighbors parking in front of our house on a couple of occasions I've come down to visit. I've respectfully knocked on their door and asked them to move their vehicles which they do. The only reason I share these examples is to support what you and Mr. Hernandez have said before, "STR aren't the only problems. LTR and resident homeowners can also have these same issues." My neighbors in these examples are residential homeowners and long-term renters. We ask for your continued support for STR.

Mr. Molina, I think your major topic of concern in the May 17<sup>th</sup> meeting was how to contact the property owner if a nuisance does arise. I think your suggestion was posting homeowner contact information outside the property and Mr. Hernandez supported you on this. Personally, we wouldn't really feel comfortable doing this. The home we purchased had been abandoned for several years with transient people squatting on the property from time to time. The neighbors have referred to the property as a previous "crack house." According to my immediate neighbor and from what I've seen during my stay, questionable people still walk my street. My neighbor has even informed me, he has called the cops due to some individuals entering our backyard. We do have a camera and lights, but it still wasn't enough of a deterrent. I would not like to advertise on the outside of the physical property that it is an STR. These individuals could notice a vacant period and break-in to our property. I'm not sure what the best resolution is but adding homeowner contact information to the STR city registration site could be beneficial and mailing homeowner's contact information to immediate neighbors upon registration. This mailing cost could be part of the registration fee. The other topic you discussed was the rating system for STR host sites. The industry does somewhat regulate itself by the system. Guests can rate homeowners and vice versa and if either has a poor review, they can be removed or suspended from the site. I know you voted "Yes" in the January 11<sup>th</sup> meeting for the current ordinance. It seems like you may be on the fence currently, but I hope you change your mind in support of STR and property owners.

Mr. Pusley, I really liked your comment about the city willingly accepting illicit monies from STR for all these years and now, the city is going to say it's illegal. I did a quick Google search, and the city generates roughly \$1.5 billion in tourism annually. I don't know the percentage of STR properties in single family neighborhoods or what their guests generate in tourism revenue but let's say conservatively that 10% of that money comes from these visitors. That is \$150 million in tourism the city is missing out on. It appears that you realize the impact STR can have on the city, and we thank you for your support and continue to ask for it.

Madam Mayor, you have made this statement a couple of times when it comes to the STR Ordinance that, “We are Corpus Christi. We’re not trying to be any other metropolitan area and we need to do what’s best for our city.” I agree with that statement 100%. But earlier in the May 17<sup>th</sup> conference when talking about the Airline Conference coming to Corpus Christi you mentioned taking best practices from other airports and implementing them in CCIA. We would like to do the same with STR in Corpus. While the city has a sound ordinance in place and recently passed the parking ordinance, if those ordinances were enforced, the complaints coming from the Island would be addressed and there would be no need for an STR ordinance. It was mentioned during the most recent meeting that nuisance calls to the police department do not take priority to other more urgent matters which is understandable but here is an ordinance that Phoenix, Arizona passed to address the same issues on the island. This ordinance could suffice in place of any STR ordinance and is beneficial to the city police department. <https://www.phoenix.gov/police/resources-information/loud-party-ordinance/faq> In the few city council meetings I have watched. I think you are doing great things for the City of Corpus Christi and its economic development. I ask that as you continue to bring and build commerce in Corpus to please support Short Term Rentals. Since our renters are some of the workers helping with this growth.

Mr. Hunter, Mr. Martinez, and Mr. Lerma I’m not 100% sure if you support STR in Corpus Christi but I know you voted “Yes” to the phase 1 ordinance which has banned STR for a lot of property owners. On the phase 2 ordinance I ask that each of you think about what’s best for the city and support us. We need equal rights for all, even if that means approving a phase 2 ordinance you may not agree with completely to get Short Term Rentals operating again. We ask for your support with this, knowing as Mr. Hunter questioned, there is room to amend and get correct in the future.

Our renters have been assemblers for the wind turbines, a family visiting for Christmas to spend time with their local relatives, electricians at the refineries, a family visiting for a powerlifting tournament, a sales representative for a hot tub convention, a traveling nurse, and a tourist trying to visit as many retired battleships and aircraft carriers in the U.S. As you can tell, these aren’t people visiting Corpus to party, and to be identified that all STR are “Party Houses” is far from accurate.

In conclusion I think Short Term Rentals should be allowed equally throughout all of Corpus Christi, including Padre Island. I think the economic supply/demand will dictate the appropriate amount of STR, and a percentage per block face is not necessary. I am okay with a registration system for the city to track STR growth or dense areas to identify business opportunities. As I’ve stated many times in the letter, please SUPPORT SHORT TERM RENTALS and PROPERTY OWNER’S RIGHTS.

### Jerry Hooper (5/25/2022)

As I have provided feedback and live in Flour Bluff, I believe there is much more work on Short Term Rentals that needs to be done before the proposed ordinance is presented to the City Council. I believe that there should be additional public involvement above what has been done. The City has listened to one community but has not listened to another. In the proposed ordinance for Short Term Rentals (STR’s) in single-family residential, it is allowing Padre/ Mustang Island to be an exception because of the essential character jeopardization. This is the same as within TROPIC ISLES Subdivision! Our subdivision must be included in this exception. We have all of the same issues and similarities as Padre/ Mustang Island. The proposed ordinance needs to be adjusted to include Tropic Isles Subdivision:

“WHEREAS the demand for short-term rental within the Padre/Mustang Island Area Development Plan and within the Tropic Isles Subdivision of Flour Bluff is much greater than other areas of the City and

such demand jeopardizes the essential character of single-family residential districts within the Padre/Mustang Island Area Development Plan and Tropic Isles Subdivision;”

In addition, I believe that if a majority of owners in a particular area or street oppose STR's there must be a mechanism for them submit by petition or other means to have their street, block, etc. excluded form permitting STR's.

Lastly, behavioral violations of the renters and the owners of STR properties must be included in the violations and revocation process of a permit.

**Brynda Pack (5/23/2022)**

No STR in residential area on Padre Island! No no no no

**Bethany Marin (5/23/2022)**

We don't need STR permits. We need the city to enforce the noise and trash and other laws/ordinances that it already has in place. Thank you.

**Gwen Nolen-Eiermann (5/23/2022)**

I support the rights of the homeowners in Corpus Christi to choose to do short term rentals in their properties. At some point, some may need the money and it would be a good option for them. I am one of those homeowners. I am getting older and may need to use my largest asset to help me live as I grow older. Otherwise, I am unsure how I will be able to live. And with the state of our country, my Social Security may not be enough. Or even be available!

**Lowell Gaut (5/23/2022)**

STR's should NOT be allowed in residential neighborhoods. This is a commercial activity.

**Diana Stowell (5/21/2022)**

The government should not impose restrictions on property owners that infringe upon their ability to generate income. Banning STRs in some areas and not others will have a significant impact on property owners' right to rent out their properties on a short-term basis.

Please, listen to your constituents and do what is best for the community and for them, by allowing STR to exist in all of Corpus Christi.

**Susan Barrett (5/21/2022)**

I bought a home that had been used as an STR for 10 years after a catastrophic loss of a home due to a forest fire in CA. I was assured I could do this in my spare bedroom. 6 months later it was outlawed. I'm a 67-year-old widow living off only a small SSI, and nothing else. Mostly a single person working nearby would need an inexpensive place with kitchen use or someone visiting the area for a wedding or show, or funeral were my guests. These are people who renting a hotel without having use of a kitchen would keep them from coming to this area. I have a double lot and parking for 6 cars off the road on my property, paved. My neighbors had no clue or concern about my guests. I felt not only was I provided a much-needed service but also it would keep me from needing all types of city services for being low income. I would keep from being a financial burden on anyone. My property is one of the best-maintained properties in my area. This cannot be said for other homes even on my small street, some block the road by parking their cars on the narrow roadway. Lots are overgrown, homes falling apart, and

a hazard to the safety of others. Trees are not maintained, and so much else. This is not the case with my property. Guests want things to be peaceful. Noise is never a concern. Please make a provision for us in my situation by allowing str in my area.

I had reservations for approximately averaging \$1200 to \$1800 a month, of those I was forced to cancel, and any new ones for about equal amounts I canceled or refused as well. Out of those I estimated about 38% went to cleaning, lawn, and garden care, all the sundries and coffee, teas and other refreshments offered are now spoiling, loss of these are at least 15 to 20%, I offer filtered water, condiment, snacks, drinks, breakfasts, of every kind. Paper goods, every type of sundries. I have purchased extra iron, hairdryers, ironing boards, and every possible item one could need. large TV and wall hangers and so much more, shade for deck and furniture, washer dryer use and all that goes with that, plants and decor for guests' comfort, sheets, furniture, window coverings and so much more. I have Amazon and many other receipts that are in the thousands. New chairs, desks for rooms. Guest small fridge. I expected to break even after this season in the summer of 2022.

My losses are going to be around \$15,000 to 20,000, for 2021 and 2022, not including my loss of home value as well. The home needs a new roof, I paid \$1600 for repairs planning to replace it in a year or 2 with income from STR, now I will be applying for grants and help from the city.

Please be aware this is catastrophic financially for me. Please make a provision for those of us in my situation. Thank you for acknowledging my pleas for this to change back as it was.

#### Evet Estevez (5/20/2022)

I believe it is apparent that certain homes become airbnb by as long as they go by the guidelines. And protocols that are put in place.

I am in favor of STRs in single family homes in all areas of town including the Island and Flour Bluff... as it will help build a great report in our communities and to show people who are visiting a different kind of Texas vacation home.

#### Joel Bost (5/20/2022)

My name is Joel Bost and I recently moved back to Corpus Christi after living in San Antonio for the past 10 years. I see not a lot has changed in this time. However, it did seem that one thing was going well in bringing in tourists to our great city was Airbnb. I have recently purchased a home in the hopes of renovating it and joining the STR community. I am now however learning that the City has started to fine those living in a single-family zoning and started requiring permits to those in multifamily or other related zoning. As many might be opposed to the permitting, I am not as I work in Architecture and am very familiar with city ordinances. I also feel if we are opening it up to the public then there we should be held to higher standard and should make sure that the health and wellbeing of those staying on our properties are well maintained. However, what does bother me is that after so many years of not enforcing any rules against STRs the city feels it is now a good time to do so just as the world is opening back up from a global pandemic and starting to feel normal again.

Also enforcing these rules at peak summer season is very disheartening to many who have already booked their homes months in advance. If you plan on moving forward with these new guidelines, then open it up to all residence who are struggling right now with just trying to earn some extra money for their families or for their retirement. Do not limit single family residents from being able to participate in STRs. From my experience there are far more noise complaints and rowdiness coming from LTRs as they

feel more inclined to not care about their surroundings because this is "their" home, and they have the freedom to live how they please. It is in my opinion and many others in the STR community, that guests who utilize Airbnb are very courteous and understand the rules as everyone is rated on a 5-star metric and any blemishes to this rating makes it very hard to continue to participate in the STR community.

So I ask if you do need to start enforcing STRs then please keep it to an annual \$50 permit fee and safety requirements, but do not limit the individuals who currently have differently zoned homes from participating in the program. Many who do STRs are trying to better the community. Are buying and repairing rundown and forgotten homes. This is a program that is bringing Corpus into the future, not something that needs to be canceled and set us back. We already have enough trouble trying to keep this city great, let's not continue to add to the problem by punishing the current citizens trying to make a difference.

### Evelyn Havlik (5/19/2022)

I am a Real Estate Broker, a Property Manager, a Landlord of Long-Term Rental Properties and last year I acquired my first Short Term Rental Property. Before deciding to purchase a property for STR purposes, I did research online for any City Ordinance for STR. I couldn't find anything on the City of Corpus Christi website but when I look for information for other cities, the information is readily available. The City of Corpus Christi website needs to be revamped to make finding information easier, it is also a hindrance to my day-to-day job as a Real Estate Broker when I need information and getting a hold of anyone at the City is next to impossible.

From the May 17, 2022, meeting I kept hearing the issue is Nuisance. What does Nuisance mean to you? Nuisance to me is someone playing their music loud any time of day because I might not like their type of music. Nuisance is someone who is outside in their yard talking or cussing really loud no matter what time of day. Nuisance is when someone has junk stored on their property because it is an eye sore. Nuisance is someone not mowing their yard and the weeds blow into my yard germinating on my lawn now. Nuisance is people having more than one family residing at their residence, so you have more trash accumulating. Nuisance is people parking their vehicles on their lawns instead of on the street, driveway, or garage. Nuisance is when people have so many vehicles, whether operable or not, parked on their driveway or street. Nuisance is when someone tells me not to park in front of their home. Nuisance is a nosy neighbor. Do all these Nuisances come from STR's only? Of course not, we are all guilty of being nuisances!! How many of these Nuisances does the City have an ordinance for? How many of those ordinances are being enforced?

There are so many run-down rental properties in multi-family zoned areas why is Code Enforcement not enforcing habitability? Why is it when I have lodged a complaint about health and safety issues on an Owner who has long term tenants, I get told it'll take Code Enforcement at least 1 month before they can go out to look? And then nothing was done. Who wants to own an STR in these communities and who would want to rent them when you see the surrounding conditions? NO ONE!!

I also heard in the May 17, 2022, meeting that council wants to keep "Traditional Neighborhoods". What does that mean to you? When I hear the word "Traditional" I think back to the past and how we have been conditioned to perceive something to be. We are no longer a society of Traditional and we need to keep up with the changing times. As mentioned in the meeting, STR's are becoming a norm because society is asking for something different from the "traditional".

For the majority of society, the ultimate goal is to own a home but there are some people who never want to be homeowners because they do not want the responsibility that goes with it. When you decided to

buy your home, what was important to you? I bet it was a safe, quiet neighborhood where you can raise your children and not have to worry. You found that neighborhood, made friends with your neighbors and everything was great for a few years until some decided to move. Now you have new neighbors and for whatever reason you never really hit it off with them. Now everything they do is a nuisance. You have even called the police on them numerous of times to uphold any applicable ordinance, but nothing ever happens, so you are stuck. Or your neighbor moved but decided to keep the property as a long-term rental. New tenants moved in, they keep the property up as they are required by their lease agreement however occasionally they play loud music, host parties, bbq's or have a few loud families get together which is a nuisance to you. What do you do? Do you call the homeowner to complain to them and ask them to tell the tenant to stop? Do you call the City to complain and have them intervene with a new ordinance?

With an STR, the guests' stay is short term, usually 3 to 5 nights and then perhaps a vacancy for a few days or weeks depending on time of year. It is much easier to get rid of this nuisance than it would be a long-term tenant or a homeowner. I have seen too many homeowners only care about getting their rent money instead of caring about their properties and their neighborhood. We STR owners care about our properties and the money we have invested in them!

As an STR owner, I take great pride in how my property looks from the exterior to the interior. My STR is one of the two best looking properties on the street. You guessed it the other one is an STR as well. The corner house when you turn onto my street, has dead trees, an inoperable car parked on the lawn, and you can clearly see from the window the owner or renter does not take pride in their property. Then there are long term renters on the street that I have heard complaints about from the other owners. And those renters park their vehicles on the lawn, but the City does not enforce that ordinance they enacted I believe last year!

I don't know about the VRBO platform because I use Airbnb but with Airbnb we get to write reviews on our guests as much as they get to write reviews about our property. I think this is a great idea because if we do get a bad apple, then we can let other STR owners know, and they won't be able to rent an STR again. Thus we have just eliminated a nuisance. I am also a big fan of using Airbnb when I vacation instead of booking with a hotel. I look for a clean, quiet place to rent so after a full day of sightseeing I can come to a place to relax and not be disturbed by an adjoining room's occupants. Most people who come to our City are coming here to experience everything Corpus has to offer, not come here to sit inside a house all day and then party at night.

I take great pride in my property and all the money I have invested in it to provide a clean, safe alternate form of accommodation for visitors to our City. I do not rent to anyone who will disrespect my property or possessions. If anything, I truly believe that STR owners have more pride in their properties and only help to improve neighborhoods which benefits those owning homes in that neighborhood. We are the ones that maintain our properties because if we don't, no one will want to rent from us. I can't say this is true for Owners who own long term rental properties or even homeowners who live in their homes.

There are a lot of things we cannot control, someone else's behavior, someone else's choices, who buys the house next to us, how many vehicles they own, where they park on streets since streets are public property, if someone is blaring their music from within their car, someone honking their horn, etc. We have rules, laws, and ordinances in place for a reason but if we don't enforce what we already have in place why is it so easy for City Council to all of a sudden decide to enforce the STR Ordinance and only for zip code 78418. I believe this whole situation could have been planned better with input from STR owners and the public. For me this came out of left field. I would think that the City wants to promote tourism and make visitors feel welcomed. And what better way to do that than allow them to rent an

STR in a neighborhood so they feel like they are at home. You never know from their experience they might decide to move here permanently. Anybody investing their money in our City is a good thing and us STR owners improving our properties can only benefit the market value for homeowners in those neighborhoods.

I am not for government involvement. We already have enough ordinances in place that are not being upheld. If someone is a nuisance or something is unsafe, unhealthy we have the police and code enforcement in place to deal with these issues. I don't understand the need for a permit just so the City has a record of us owners so someone can get a hold of us if our tenant/guest is a nuisance. If the police and Code Enforcement would actually enforce violations notices/fines when they are called, then this would be a non-issue. I can't tell you how many times I had to call the police on neighbors who would every weekend play music so loud the whole neighborhood could hear it. All they did was talk to them, tell them to turn it down and as soon as the left, the music would start up again. Not once where these people hit in the pocketbook to prevent it from happening again. Yet we as STR owners in 78418 who have done nothing wrong got hit in the pocketbook by having to cancel bookings. I had April to August almost completely booked and was forced to cancel those reservations which has now put me in a bind to make sure my mortgage, taxes and insurance can be paid!

### **Janet Brown (5/19/2022)**

The reason for this email is to express my opinion for STRs here in Corpus Christi.

As an Island Homeowner I've personally had my taxes raised at a higher rate than any of my family members that live across the bridge. I live in a very modest home, not on the water, and yet just because I'm here, my proposed taxes jumped up significantly. (So much so that it's referred to by locals as "Island tax rate.") Paying such high taxes, I understand the attraction to being able to rent out my home to recoup some money when I'm not physically in the home, but, I would personally chose not to because the thought of strangers in my house does not appeal to me. But if STRs are going to be allowed in town, then it should also be the homeowner's choice to rent their home here. The City needs to be more consistent on all fronts for ALL city residents, from STRs, to tax appraisals, to traffic enforcement, to road repair. No area should get more or less of anything. Personally, I see what a mess Port A has become by allowing STRs, I don't want that kind of traffic here on the Island, but I'm not special... If my in-town neighbors can rent their homes, my neighbors here on the island should have the same right.

Short version: ALL or NONE, EVERYWHERE or NOWHERE!

### **Karin Sosa (5/19/2022)**

You should all be ashamed of yourselves! Banning STR's is an infringement on property owners. I personally would rather stay at an Airbnb than a hotel. I believe that Airbnb are more critical on cleanliness and have a more personal touch. With this downside in our economy, please consider that the homeowners need this break. Also less foreclosures, people spending on restaurants, drinks, shopping more local than the big hotels. Give the little guy a break!!!!  
Please reconsider.

### **Amy Curry (5/19/2022)**

Corpus Christi, Texas - the city by the sea...what a blessed and beautiful place to call home! You would think, in a city such as ours, that thrives on people visiting our beautiful beaches, restaurants, and

attractions, that having the ability to rent a little place for the week or weekend, would not create such an issue in our lives. Boy, were we wrong!

Many cities across the state that are tourist destinations have implemented the STR permitting fee. While I personally believe this is a way for our city to get another little slice of the pie, I understand why it may be important, and everyone must follow suit. However, when the city wants to start sting operations and ticketing owners of these STR's through code enforcement, I begin to see a real problem, as do many homeowners in our city.

I do not own an STR of my own, but I have traveled frequently, and we very much enjoy the flexibility and ease at which they are used. I am a Licensed Real Estate Agent and have sold many properties to clients looking to STR in our area. I am resident of Flour Bluff and I would not chose to live anywhere else! When code enforcement cannot and does not choose to uphold the ordinances that are already in place for things like parking in your yard, or not cutting the grass, or having your front yard look like a salvage yard, it upsets me. You are creating problems where none exist. The thought of "taletelling" on their neighbor if they know of a STR is mind blowing, including proposed sting operations. If you CE cannot do their job now, and then prioritize busting STR owners, what does say? Do we not have bigger more important issues in our city to focus on?

I would encourage you to do your research on upkeep of STR's versus LTR properties. You can have an absolute slum lord who doesn't keep up with the yard, house looks like it needs to be leveled, but they can rent their home out. The owner of an STR must maintain the appearance of the property so that it continues to rent. The exterior must be clean, safe, and nice. The yard must be mowed frequently. I'd much rather have a STR property next door to me than some of the "renters" I have now, but again, I love where I live.

Then we get to the point of only a certain percentage of a block face can be permitted? What world are we living in where a homeowner (that pays taxes) cannot take advantage of an opportunity to rent their home? This is complete overreach on your part, and unethical. STRs should be allowed in all parts of the city for anyone who wishes to do so and with zero percentage of the blocks permitted. I don't understand why a city such as ours with the beach in our backyard would not allow this on North Padre - the thought process or lack thereof is astonishing.

I'll close by saying all council members need to vote in favor of phase ii on July 11th, or else the STRs will not be operating legally and would then cause more of an impact as well as impair the income of many owners in an already damaged and stressed economy. I definitely wouldn't want that on my shoulders. Remember, we see who votes for what and where everyone stands, come re-election time we will not forget who had our backs.

### **RoxAnne Schlabach (5/19/2022)**

I have lived in Flour Bluff for over 40 yrs with the last 35 yrs living in my home that my husband and I bought on a canal. If all goes well, we will spend the rest of our lives in this house. In the last 10 yrs we have had a huge increase in STRs on the canal and surrounding neighborhood. It has not been pleasant to say the least. People come down here to relax and unwind. It's the unwind part that gets to be unbearable. Am I saying that every single STR renter is loud and annoying, no. But I would say 40 to 50% are. I bought my home knowing that I was not in an area that allowed STRs. It is stated in your deed what your land use can be used for. For someone to buy into a neighborhood and then say I have property rights and I am going to set up a business, which what STRs are, that is not right. What about the existing property owners who have invested in their property. And now for the city to come along and



say that the code for SR-6s is going to be thrown out so that a few people can buy up homes to rent out short term, that is just WRONG. Has the Bluff been as publicly vocal about STRs in our neighborhoods as the Island, no. Reason being is that I have called the TV stations numerous times asking for an opportunity to express our side of the STR story and cannot get any interest in doing so. Did they go to the Island to do an interview, yes. To the Bluff, NO.

With the city saying no to STRs in RS-6 on the Island, guess where these STR owners are going to want to go "invest" in the area, I call it to destroy our neighborhoods. City, JUST SAY NO to allowing STRs areas zoned single family.

### Amy Aguirre (5/19/2022)

This email is to express my support/concern for the city council to allow the use of all property owners to have the option of utilizing their property for short term rental.

As a realtor I fully understand the growing need for investors and homeowners to have the option of safety and responsibly using their property to generate income.

### Crystal Dirba (5/19/2022)

I am in favor of Short-Term rentals in Single Family Residential areas. A few benefits of STRs include (but are not limited to):

- Stimulate Corpus Christi's economy
- Provide a variety of housing options for travelers visiting the Corpus Christi area
- Typically, most STRs are the nicest houses on the block.

I also wanted to include a few resolutions in response to City Councilmember's comments made during the meeting held on 5/17/2022:

- Solution to the density cap:
  1. No density cap.
  2. If a density cap is absolutely necessary, allow a grandfathering of the already existing STRs. Then, apply the density cap to the new STRs applicants post 1/1/2023. Round-up on density cap.
- Solutions to the "problem" (City Councilmen Barrera and Hernandez commented that the STR Ordinance did not address the underlying issue):
  1. Ability of law enforcement to evict a nuisance short-term renter. Port Aransas has an eviction policy exclusively for short-term renters. Corpus Christi could implement this model.
  2. Enforce noise ordinance- Phoenix, Arizona is one example of a successful noise ordinance. [Police Event/Loud Party Ordinance \(phoenix.gov\)](https://www.phoenix.gov/police/event/loud-party-ordinance). Additionally, the city could require that STR hosts install noise monitoring systems in their rental unit.
  3. Fines for parking

Most importantly, anybody can be a nuisance to neighbors- this not only applies to short-term renters but also to long-term renters, homeowners, vacation homeowners and/or guests. Expressing that short-term rentals are the only nuisance is a misstatement and prohibiting all STRs in Flour Bluff and the Island is an infringement of property rights.

### Heather Zimmerman (5/19/2022)

Restrictions placed on property owner's ability to have whomever they want in their home is direct violation of rights. Neighbors peering out windows to monitor the 'ins and outs' of a residence should not be supported by government. The reason of 'annoyance' cannot be used at the will of any entity to control personal property. Ordinances to protect peace and enjoyment of your property are in place and should be enforced as such.

Taking rights away can NOT be based on the assumption and generalization by some that all short-term renters are a nuisance as that is just not the case! Furthermore, to allow a few to determine the definition of nuisance is a notion that will damage the rights of property owners on many levels.

Preserve the rights of property owners by allowing them to choose how they manage them while complying with current 'quiet enjoyment' ordinances in place. Controls and oversight should be in place but EVERYONE, in all property zones, should have the opportunity to benefit from STRs if they maintain compliance!

### Tina Kahlig (5/19/2022)

Any ban on STR should not be considered. This will have a negative impact on homeowners income potential thus negatively impacting the property value.

### Gia Maddalone (5/19/2022)

There should not be regulation on short term rentals because it hinders tourism. Tourists like using short term rentals as it is a nicer experience compared to a hotel. Legislation on them discourages short term rentals which hinders the amount of economic growth and spending that we will see in the Corpus Area from tourists. More dollars spent in our area means more money for the city in the long run. The city should focus more on revitalizing downtown instead of trying to stop tourists from coming into our city.

### Marky Hooper (5/18/2022)

Please let me introduce myself. My name is Marky Hooper and I reside in the Flour Bluff area. At the time we purchased our residence in 1977 it was described as being located in a designated single family dwelling subdivision...just what we were hoping to find. The business of City Council which relates to the STRs is of deep concern to me. My first concern is permitting Short Term Rentals in most of the city, but not all. I believe this to be less than fair and equal for all. Every decision made by those who represent the residents of the city is expected to be based on this belief. After experiencing firsthand the issues/challenges of a short term rental on our street, I know firsthand that it can quickly turn into a nightmare! Code Enforcement and CCPD responded multiple times to the home of concern. Valuable time, financial and safety resources were wasted on a situation that could have been avoided if the situation had been prevented.

The out-of-town owner was sited and paid multiple fines once the case reach the judicial system. The noise, overpopulation during rentals, decaying fish remains, fresh food remains, trash in neighbors' yards, trash cans not being set out for 2 weeks or longer by owner, excessive traffic, and lack of ability to navigate the street and trespassing were all issues. The house has not been used in this manner in recent months and our neighborhood is up and running as usual once again. With so many issues it was a very long year, and we hope our friendly neighborhood never experiences an ordeal like this again. To be a unified city everyone has a responsibility to understand individual rights, limitations, and consequences of their actions. There definitely needs to be enforcement with penalties when requirements fail to be met. City Council has the responsibility for administering a plan.

From the information provided on the City website I did not find anything beyond the proposal. Personally, I believe that for individuals who wish to rent rooms/residence to strangers need to make application to the city for a variance to design a new residential subdivision where STRs are permitted in the beginning. This is fair and equal for everyone who is advised of the regulations and makes such a purchase. I believe that changing the rules after single family dwelling subdivisions have been created as such, is unfair and unequal treatment.

The Texas Constitution, Article 1, Section 3 of the Bill of Rights states the following:

“All free men, when they form a social compact, have equal rights, and no man, or set of men, is entitled to exclusive separate public emoluments, or privileges, but in consideration of public services.” If I am interpreting correctly this is not the case with the proposal being made. One part of the city is being treated differently than the remainder of the city. Please enlighten me if I am misinterpreting the Equal Rights intent.

### Ted Morris (5/18/2022)

*Note: Names, addresses, and inappropriate language have been redacted from this comment.*

I understand that Phase 1 of the STR Ordinance went into effect in January/2022, and that Phase 2 is presently being considered. I also understand that my neighborhood is classified as an RS-6, and no STRs will be allowed. Good. I am submitting this as a summary of my actual experiences recently, to give you insight to real ongoing issues. I urge you to consider this info in your deliberations about protecting lifestyles in Corpus and promoting the options of STRs in certain areas. I have lived in this house since 2010, meeting our neighbors, making friends, and enjoying an island lifestyle. Some friends have rented, some owned, and some use their house as a vacation-type home, while permanently living elsewhere. Neighbors help each other and watch out for our neighborhood's safety, especially those vacation homeowners by overseeing their place while they are not here – taking trash cans out, approaching others who may not belong, letting them know if things aren't right, picking up packages for security until neighbors return home. I have two of these vacation homes directly across from my home. Nice owners of each and we communicate regularly.

This is a summary of last Easter weekend's happenings.

4/15/22, Friday afternoon- Working in my garage, I noticed a strange F-250 back up to the neighbor's garage, [REDACTED]. After the driver walked around the house a bit, he opened the garage door. I walked over to introduce myself and see what was happening. [REDACTED] explained that he was a friend of the owners-[REDACTED]. I told him that [REDACTED] was not the owner. He explained that he worked for [REDACTED], and he said that he could use the house this weekend. I noticed that he unloaded several ice chests, lawn chairs and several (-10) bottles of hard liquor. While talking, he said that he had several people coming this weekend and asked if he could park in the next-door neighbor's driveway since they rarely are here, or if he could park in the 2 vacant lots down the street. I told him, “No, do not park in his driveway, and do not park in the vacant lots, and if you park in the street, do not block our resident's driveways. This is a quiet neighborhood, so please respect that.” A few vehicles showed up and it sounded like people were gathered around the pool, playing music. Not too loud, just easy listening music. Later in the afternoon, I retrieved a delivered package from [REDACTED] who was gone for the weekend, to return Sunday evening.

4/16/22, Saturday -noon- I noticing several vehicles there, as had been my practice, I made notes on each vehicle type, color, and license plate number. While taking notes, I talked to a nice mid-twenty's Hispanic man. I asked what they were paying to stay there. He said it was a friend of a friend who invited him, and that he lived in Portland, TX. Music was playing kind of loud, but it was a holiday weekend, mid-day, so things are fine. Regardless of the currently peaceful day, we have suspected that this house has been used for STR, so we called the City Compliance Office to report our suspicions.

4/16/22, ~4:00 pm I saw a middle-aged woman loading to leave, so I walked over to talk to her. I let know that the weather was great for the weekend, but please know that their music is pretty loud. If that loud at my house and how sound travels across the water unencumbered. And if it was that loud here, I'm sure

the canal neighbors are thinking the same. She told me that it wasn't here music, so I asked if she could let them know. She went in the house to let the others know, then left.

-8:20 pm, I went to the house next door [REDACTED] which is a vacation home, and no one was there. I walked into the back yard, canal side and everything seemed to be fine except for the loud music again. There were approx. 12-14 kids younger than -12 yrs. old, jumping off the elevated decking into the canal. Several adults around the pool and in/out of the house. Music was abnormally loud, again I am sure the neighbors did not appreciate it. A blond-headed Hispanic woman noticed me and said why don't I mind my own business. And that I had already harassed a lady out front. We exchanged a few remarks and I let her know exactly what I told her friend, that the music was abnormally loud and that sound travels across the water. I told her that this house belongs my friends and I was just watching over it like it was mine.

-8:24 pm, I called [REDACTED] and let her know of the activities. At that time there were 15 vehicles at her house, loud music, about 14 pre-teen kids and many adults. She apologized, said that her friend [REDACTED] let them use the house and that she would get to the bottom of it. Later in the evening my wife called [REDACTED] twice to let her know that it was still going on and very disruptive to the neighborhood. And if that many kids were running about, there is no telling what her house looked like inside. I texted and called [REDACTED] to let him know what I was observing and hearing. He said yes, through his security cameras he recorded several minutes of the loud and obscene lyrics music. I told him I would keep an eye on things, knowing he has had situations in the past where that house's guests would be on his docks and his property.

10:05 pm- We placed a call to the CCPD to report a noise disturbance. The music was still blaring loudly. We went to bed, but even on the back side of our house, we could still hear the loud thumping bass of their music.

4/17/22, Sunday, -9:00 am I was standing on my front porch with coffee, watching as 2 or 3 vehicles were loading and leaving. [REDACTED] had his F250 diesel running (it's loud) along with his music blasting. IT'S SUNDAY MORNING, FOLKS! [REDACTED] saw me and held one finger up, his index finger, I think. After a bit he said, "One more day." Then he said it again, "One more day and you can have your paradise back. I've got more people coming today."

-2:00 to -8:00 pm We had some friends to our house, and they were leaving about 8:00. Nothing was said then, but the next day, three of them asked about all the cars parked along the street when they left the previous evening. It was highly unusual, and they did notice.

After dark, -8:30 I took iPhone pictures of the back of all (15) cars and trucks including the license plate numbers. Music was still pretty loud, but I did not talk to anyone.

4/18/22, 8:30 am I carried the package which I picked up to [REDACTED] and talked to [REDACTED]. They arrived back home after dark and saw and heard the activities. He said that he went out about 11:00 to ask that they turn the music down because the loud bass was very disruptive, and his bedroom was on that side of the house. He had to work the next day and his two children had School the next day. There were 3 or 4 guys sitting around a table, talking, and drinking. They turned it down a bit. [REDACTED] went back to bed and a little later the music turned up some more. They played music loud until -1:00 am.

-9:00 am, I checked around [REDACTED] and everything seemed fine. Seeing [REDACTED] across the fence, I spoke to him saying, "Man, this weekend was not pretty. With all the loud music, people, and vehicles both Sat & Sun, it sure was disruptive to our neighborhood." He was acting belligerent, saying that I started it by talking to his people. I reminded him that I first talked to him on Friday, and I was just

as respectful when I talked to any one of them. He said, “don’t worry because we’re leaving, and we won’t be back.” I told him it was a [REDACTED] good thing because he did not know how to respect others and we did not want to see him again. Walking back to my house, I saw something under the front of my truck. It appeared to be a small rubber grommet of sorts, so I looked closer. There was also a very small red plastic piece. That’s when I noticed that my truck had damage to the front grill. I had backed into my driveway, so the front was facing the street. I immediately called CCPD to report these damages. While I was waiting for an officer, [REDACTED] came to the front of the house, and I walked over and let him know that my truck had been hit. Still seeming belligerent, he asked if I had proof that it was his friends. No, but I am checking our cameras. An officer responded quickly and inspected for a report. I let him know that there were lots of vehicles there Sat & Sun, and there was no doubt in my mind that one of them had hit my truck. There were some slight paint scrapes of a red color, slightly different than my red colored truck. I advised that I had surveillance cameras and would check them and check with my neighbors for any videos. No evidential videos were collected. The officer reported it as a “Hit and Run” incident. I had a repair estimate performed for \$730. With no video evidence, I went through the pics I had taken of the 15 vehicles. There was one red colored car, so I sent the pic to the investigating CCPD officer for his review. He ran the plates, talked to the owner, and inspected the car. No evidence of any mishaps on the car. Depleting all evidential information, I guess I will be ‘out of pocket’ the expenses to repair my vehicle. After the CCPD officer left, a City of CC Compliance vehicle parked near the house. I walked over to introduce myself to them and let them know that I was the one who reported it. I asked why they did not come out Sat or Sun, when everything was happening. The driver thanked me and rolled the vehicle window up.

Finally – I am very thankful that my home is in an RS-6 zone and that STRs will not be allowed. But it escapes me as to how homes may still be loaned/rented out and how to police them to follow the ordinances. We experienced in and out ‘renters’ in this home throughout most of the Summer/2021. I have lots of documentation on numbers and identities of vehicles, numbers of adults and kids who have stayed there, and activities that seemed disruptive to the neighborhood. We have searched the internet to see where/how this home is rented but have found nothing online. I pray that this example of situations will give the Committees and Consultants insight enough to study the various scenarios on STRs and give them the ability to write Ordinances well enough to take all scenarios into account. These City Ordinances should be written well enough to protect the property owners’ rights, properties, and the lifestyles that they choose.

### Monica Gonzales (5/18/2022)

I am all for Short Term Rentals in single family homes! I was in the medical field prior to COVID, however after having a child I became a house cleaner as it allows me more time with my baby and family.

Majority of the homes I clean are in Single Family Homes in Flour Bluff and on Padre Island. I depend on these homes for my income. I have flexibility of cleaning homes at my own time mostly as majority of the homeowners are good with me cleaning any hours as long as it gets done the same day.

I had even planned to hire another cleaner to my company as summer business approaches - bringing more employment opportunities

However, for the past 2 months my income has decreased significantly as the homeowners have had to cancel their reservations. I am now put in a situation where I have to look for another job and put my daughter in the daycare.

Why are Corpus Christi City Officials working so hard to please the rich/retired handful residents of some private association?

What about job security for young, hard-working parents like us that are trying to make a living?

### John Dunne (5/18/2022)

Hello, my name is John Dunne. Realtor, STR operator, born and raised in Corpus.

I am also honored to serve and be on the STR advisory committee.

First, I want to thank the Council and city staff for taking on a very controversial issue.

It definitely is not easy to find a middle ground when you have both sides so far away from each other.

However, it is not impossible.

I would like to reiterate my and the majority of operators on the STR advisory committee that we are FOR regulation of STRs. What we are NOT FOR is limiting STRs by density or in any other manner.

From early on in our committee meetings and zoom calls, I and many other STR operators were solely for regulating how STR's were run, not who can run them. Personally, I would like to see regulations on parking limitations on a home, (no more cars than allowed in the garage and driveway - no street parking allowed by the guests. Quiet hours 8am-10pm S-TR, 10am-11pm Fri-Sat. No more 1-night stays.

Mandatory security equipment, doorbell cameras, backyard cameras. Mandatory decibel radar inside the homes.

I would like to see the Hosts be more accountable. Have all homes put up a legible plaque outside the home that has displayed a name and number for neighbors to call in the event of a nuisance.

These small steps can help alleviate a lot of complaints and distrust towards STR's and their owners.

The majority of the city council has expressed the same sentiment during the council meeting on May 17th. Please listen to the operators who want to see a positive change not only for their homes and other STR homes, but for our neighborhood and community as well.

I have had great reviews as an operator from my guests and have maintained high occupancy rates throughout the last 2 years of operation. In these last two years, I achieved Superhost status on not just one but two accounts solely and averaged a 4.93 star out of 5 as a host. I have hosted from 1 night to over 120 nights. Guests that I have had the opportunity to host are nurses, families coming for graduations, for vacations, for weddings, and even for funerals. I have hosted construction crews, families coming to care for their children at Driscoll children's hospital. I have even hosted a group of young adults coming to Corpus to see the beach for their first time. I am honored to host these people who come to visit corpus and have them support local businesses.

With that, I have been able to train and contract 4 home cleaners. I have contracted 3 maintenance crews, 2 AC technicians, 2 plumbers, and 2 electricians and even a roofer. I also contract with a pest control man who sprays all STR's quarterly and a lawn care company who cuts the grass from every two weeks to as needed depending on the growth.

So, a lot of time, effort, and money goes into making STR not just a home but a great experience. A lot of factors have to synchronize perfectly many times throughout the week. It is not some party house as some opposition may have people believe. In summary, I am for STR, no density cap. Regulate how they

are run. Regulate how many people can occupy a home. Regulate how they are run, not who or what home can run them.

Please listen to our operators because we can truly make STR's a great asset to our community.

### Marky Hooper (5/18/2022)

We purchased our home in Flour Bluff in 1977, knowing that Tropic Isles was designated as a “single family only” subdivision. This proposed change “feels” like a deed violation on the part of the city. Also, making selective determinations about which part of the city is exempt, is not treating all homeowners with fair and equal respect and consideration. After experiencing a short-term rental on our street, I can tell you that it can turn into a nightmare. Code Enforcement and CCPD responded multiple times. This is a waste of financial and safety resources. The out-of-town owner was sighted and paid multiple fines once the case went to court. The house has not been used in this manner in recent months and the noise, over population during rentals, trash (especially when fish remains, paper plates, fresh food trash, etc. are left in the trash cans for weeks) has all improved. It took over a year to work through this situation and the residents on our 1 block long street hopes that we never have to endure this kind of invasion in the future. Is City Council considering a “ban list” in any part of the city for homeowners who fail to meet the requirements on all rentals? To be a unified city everyone has a right to understand the rights, limitation and consequences of their actions. There definitely needs to be enforcement with penalties when the requirements fail to be met. City Council has to take responsibility for administering a plan. Personally, I believe that those who wish to live in a home where strangers rent rooms, they need to purchase property in new subdivisions where STRs are permitted, and this information is provided to all prospective owners. I agree with setting up new land purchases this way, but I fail to see this to be fair and equal to those who purchased property under different circumstances.

### Sebastian Garzon (5/18/2022)

Good morning - my name is Sebastian Garzón and I own two properties in Corpus Christi. One of these properties is currently operating as an STR on the southside of the city since January 2022. I am specifically operating under the Airbnb platform and have nothing but good things to say.

From a personal standpoint, I am generating at least 2X what I used to make when I was operating this house as a long-term rental. Besides having additional income for me and my family, I am now able to tap into a bigger pool of money to take care of its maintenance and upkeep and I am now going above and beyond to make sure my guests are satisfied with the service I am providing them with. As an example, I've increased the frequency for lawn maintenance, invested on landscaping and outdoor lighting, and am in the process of beautifying the outside look of the house. I've also invested on a security system. These investments not only enhance the physical aspect of my property but also enhance the overall looks and safety of the neighborhood.

So far, I've hosted 16 guests with some staying a minimum of 2 nights and others staying as long as 34 days and already have over 10 guests booked between now and the end of July. I have not had any issues with any of these guests and have not received a single complaint from my neighbors. Actually, I have received compliments for the way the house looks now and even got a comment from my next-door neighbor on how happy he was with the situation. Seems like my

previous tenants did not care much about mowing the lawn or picking up trash when the wind blew the trash bins. All which is not an issue anymore. I must say I have specific rules on my listing which include the prohibition of large gatherings and/or parties. I am also now able to provide additional income to 2 different ladies that provide cleaning services. Lastly, I would like to say I have a 4.8 overall rating and soon to become a "super host". This is important because I am offering a good experience to those that visit Corpus Christi including offering recommendations for local eateries, attractions, and beaches. All my guests have confirmed they would come back and stay at my STR, which I would translate into additional tourism, taxes, and overall spending for the city.

I am happy to further elaborate on my experience should anyone have any questions.

### Dean Schulz (5/18/2022)

I'm in favor of short-term rentals in all areas of Corpus Christi. I took a long-term rental that was run down neglected and an overgrown eyesore of the neighborhood and after 1 year of improvements started to short term rent it and after 5 plus years have never had one complaint. All my neighbors know Us and how to get ahold of me if there ever is a problem and a few of them have even had their families stay in it while we were not utilizing it, how cool is that for Grandparents coming to see their newborn grandkids and staying next door or Aunts and Uncles coming for graduations from CCPD academy or UTCC and the list goes on.

### Adrienne Truelove (5/17/2022)

My name is Adrienne Truelove. I have been a resident of Corpus Christi for 28 years. I work as an award-winning producer at Farmers insurance, a 13-year Texas realtor, property owner, Airbnb host, landlord & Turo host. When I was struggling as a single mother, I decided to Airbnb a room in my home. Having 5 children at the time and newly divorced it was a great way to make money when my children were with their father, and it helped pay the bills. I have since bought my own property, have 3 long term rentals, & one Short Term rental in a commercial zone. I write this letter for all the people that have Airbnb's in their home to pay their bills. My mother and daughter especially. My mother went to court last week for operating a STR illegally and the case was dismissed. She cannot register because she is not in a Commercial zone. She changed her rental to a 30 day immediately after receiving the warning, then got a ticket 2 days later. We are clogging up the municipal court when we are still in process of deciding what will happen in flour bluff and Corpus Christi. This tiny piece of the ordinance is actually the part that needs to be changed. I feel like it's the most important and defective piece of the ordinance. I am actually for a registration process and feel like we should follow the "Port Aransas model" If your property has a HOA or deed restriction that doesn't allow it then so be it. But for residents that live in areas that have no deed restrictions they should be able to register. Also, if they live on property and are there to protect the home and neighbors from such "party houses" it should be allowed. The percentage of money from short term rentals that the city received last I checked and confirmed from the Hotel tax is over 30% the city is benefiting from these short-term rentals. The properties are actually in better condition (because they have to due to the rating system) than most Owner-occupied properties. You are rated as a Host. If your home is dirty and unkept the ratings will be bad and that equals no reservations. Also, we have a huge housing shortage. I work in real estate and on a weekly basis I read a post or get a call from a family that has sold their home and needs a place to stay with a full kitchen for 2 weeks until their new house closes. This is a real problem. We do not have enough hotels that have full kitchens to



house those families and people coming into town to look for a house or work temporarily. Nurses during covid were a large part of my reservations and they needed homes. They can't furnish them, and we needed those nurses. The other piece of this is the real estate market marking our city as a town that is not growing and only stifle growth can not only hurt our market and open the city up for a lawsuit. There have been 3 on record where the city was sued, and the plaintiff won. It is a person's constitutional right to do what they want with their property, and this could be very bad for the City of Corpus Christi. Port Aransa has a process we just need to follow suit. I ask this city to remove the "commercial zone" requirement for a permit and allow homeowners to STR. I also ask that the island not be singled out. I have many friends and investors that will sue the city. We cannot change rules because a few complain. It's not fair and leaves the city open to litigation. Make new ordinances for all, not for few.

### **Matthew Marchalonis (5/17/2022)**

My wife and I are property owners on the island, and we've loved living here for the past 3+ years (within RS-6). We are young adults (30s), and this is our first home.

I watched today's city council meeting regarding Phase 2 of STRs and I wanted to voice my input.

I understand many island residents are against STRs and I've attended town halls to observe this firsthand.

However, myself and other young adults on the island (within RS-6), feel underrepresented in our support for STRs.

As someone who has stayed in dozens of STRs across the United States, I don't see the "nuisance" issue that so many feel passionate about. Due to the nature of STRs and the pressure placed on owners to uphold positive reviews, an incentive is created to maintain a nice property and to be responsible managers of their STR business. Without high quality hospitality practices, the rental will fail.

Myself and others fear that the new ordinance will continue to restrict how we can utilize our property. I want others to experience Corpus Christi and the island the way I have come to love it. I want to be able to share my home, have my own business, and generate extra income for my family. The island is an excellent location for this. Not only will it generate tax dollars for our city, but it will also attract young adults who may otherwise not visit Corpus Christi or its beaches.

I ask that the STR team and city council consider the opportunity at stake here. Rather than restrict property owners from the ability to own a STR, establish a policy for eliminating those who can't properly manage one.

STRs are part of a disruptive industry that is still in its infancy, but it is here to stay. Why not be a city that embraces this opportunity?

I appreciate your time and consideration. Thank you for all that you do!

### **Joseph Smith (5/17/2022)**

I have the right to rent my property regardless of number of days and regardless of location. It's a basic property right. There should not be any restriction.

The UDC 5.2.24 has never been enforced and for good reason. It's not enforceable and it's a great way to get slapped with a lawsuit for trying to enforce it.

EVERYONE, EVERYWHERE should have equal rights. If you implement 15% on single-family residential, you need to implement it on townhomes, condos, etc. If you implement 15% in Southside, you need to do that everywhere, INCLUDING the Island! The Island should not be discriminated against because PIPOA and ISAC don't want it. Mr. Jones likes to state that 80% of the Island is against it which is not accurate at all. PIPOA has about 4800 members and less than 10 percent of them even bothered to vote in the survey which was performed by PIPOA (not a 3<sup>rd</sup> party company so you can imagine how skewed it is). Do you just ignore the other 90%?

Let HOAs enforce their rules if they so desire! The City does not need to be enforcing who has a right to rent.

### Christopher Helle (5/17/2022)

I'm in favor for STR's in single family homes. They are such a better option for me than suites or hotels. If there are complaints those should be handled and settled by individual situations not a blanket covering elimination. Everyone loses in that situation. Stifling the economy is not the answer to this situation. Ticketing people for hospitality is ridiculous.

### Roxann Steinbruck (5/16/2022)

My husband and I, live, love, and serve the Flour Bluff community. We see the potential that our quaint, fishing community has to offer. In the last several years we have purchased several neglected, vacant, rundown homes. Some in which the grass had grown all the way to the roofline, and you could not even walk through it. We invested LOTS of time and money into these homes to make them beautiful places that visitors can relax and enjoy.

When guest book our cottages, we check their ratings. If they have a poor rating, we simply call Airbnb and have their booking canceled. This ensures that not only are our homes taken care of, but our neighbors and community are respected as well. Not only do guest enjoy our homes, but they love that they are able to bring their four-legged babies too. We equip our guest with not only everything they need to relax and enjoy but also dining and entertaining recommendations. We have even had guest ask if we would be willing to sell our cottages! What a compliment to not only us but our community.

We agree with the city that there should be regulations (after all it helps our city). The process for this has affected so many. When the city closed our BNB's, we were hit hard! After coming out of a pandemic, now this! It not only upset guest to our city, who had already booked plane tickets, bought tickets to the aquarium, and planned their family vacations but also our full-time cleaning lady who cried when we told her. Our family has also had to make changes and sacrifices to continue to pay our cleaning lady, maintenance, and the bills.

I know my husband and I are not the only residents of Flour who feel like our community has so much to offer. Flour Bluff is an area that could benefit from STR's. So many of the neighborhoods have been neglected and forgotten. It's simple, take a short drive and you will see many homes that are abandoned and are a hazard to not only the neighborhood but the children that live there. If you live in an area that has an HOA, get them involved. BNB's have given Flour Bluff residents a way to help to restore our neighborhoods and our community to make it beautiful. To those who have supported STR's, thank you. Flour Bluff needs your support and your voice.

### Shelley Meyer (5/16/2022)

I am in total agreement with keeping Airbnbs accessible especially here in Flour Bluff and agree that I'm in favor of having short-term rentals of single-family homes in Flour Bluff and North Padre Island. Nobody likes staying in hotels anymore. People want to enjoy larger places and the comforts of home. Having families and pets all together under the same roof, using canals and swimming pools. Also, why would the city shut down these homes that are bringing in revenue for the city? They're shopping smaller businesses, bait and tackle shops (which most people come down here to do while on vacation is visiting the beach and fishing), restaurants, especially in Flour Bluff and Padre Island, where we need it the most! I understand that if there is a nuisance of people being loud after hours or being a problem, but you should be ticketing them instead of having all short-term rentals of single-family homes shut down! Many people are making a living doing this, and it's a shame our city can't get with the times. Everyone I talk to about this uses single-family homes everywhere when they travel. They also pay their property taxes. They own their land. Why should the city have any say in what the hell someone does with said property?

**Shelley Meyer (5/16/2022)**

I am in favor of STRs in single family homes in all areas of town including the Island and Flour Bluff. and why?

Why shut down this awesome revenue source if they are not causing a nuisance.

If they are a problem, write a ticket for the infraction.

This is an infringement of our property rights, and the city should not be in the business of telling us what we can and cannot do in or with our property

**William Edwards (5/16/2022)**

I am in favor of STRs in single family homes in all areas of town including the Island and Flour Bluff. and why?

Why shut down this awesome revenue source if they are not causing a nuisance.

If they are a problem, write a ticket for the infraction.

This is an infringement of our property rights, and the city should not be in the business of telling us what we can and cannot do in or with our property.

**Tanya Land (5/16/2022)**

As you know Tourism is the 2nd largest revenue source in Corpus Christi, so this recent issue with STR's is affecting us all financially.

I don't know if you are aware of what is going on regarding the vote that was passed at council on January 11th and what repercussions are happening now!

The City's Code Enforcement Department is issuing tickets to STR's operating in single family dwellings, ordering a cease and desist on all rentals and assessing very hefty fines. I have been ordered to appear in court or have an arrest warrant issued if I do not comply. I have never been to court in my life except for jury duty. Now I'm a CRIMINAL!

This is not only completely unjust, it's ludicrous. There was no mention at all in the January 11th meeting of a complete shutdown nor were any warnings issued at all. Running my STR is/was my livelihood. I'm not a criminal I'm just trying to make a living. I have no other source of income and have been completely

caught off guard. Were you aware we were ordered to cease and desist and forced to cancel all reservations for tourist who were expecting to come to Corpus Christi for a vacation this summer.

The mayor said she was not holding a gun to our heads but that's exactly what has happened.

I have been operating successfully for 3 1/2 year and it has been a complete godsend when I lost the job I had for 28 years. I was able to care for my mom and not put her in a nursing home for 2 years until she finally passed away. I now take care of my granddaughter while my daughter is in nursing school. I don't know what to do now! I'm just scrambling to get any side job I can to make money right now!

Please do something! At the January 11th meeting it appeared everyone, from all sides, was on board for Phase 2 and was going to work on allowing STRs in single family neighborhoods. I was excited that you/we were going to work out a solution to allow us to operate legally and with standards. The permits are a great idea to regulate but you are using it as a witch hunt at the moment to shut down successful STRS who are not causing problems.

Please call me, I would be happy to talk with you about what is really happening out here real world or how running a successful STR is a win for all of us. Last year alone I paid \$4500.00 in property taxes and \$4500.00 in HOT taxes and was rated #2 of the Top 10 Airbnbs in Corpus Christ, before I was forced to shut down last month.

Thank you for what you are doing to make Corpus Christi an amazing city and vacation destination.

### **Beth Leschper (5/15/2022)**

There is already a place for short-term rentals in Corpus Christi — just follow the uniform code. From the City's own presentation:

“● 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 multifamily and commercial districts.”

STRs do not belong in single family zoned areas, particularly existing ones where owners purchased property fully aware that STRs aren't allowed.

Create a new single-family/multi-family zoning category for new areas and let the new homeowners know going in if STRs are part of their neighborhoods.

Don't change the rules at this point. We bought our property because, and fully aware, that STRs aren't allowed. We don't want STRs in our neighborhood.

### **Randy Bates (5/14/2022)**

Good afternoon, I would like to voice my opinion on the STR issue. I think they should let the owners of the property be able to short term rent them.

### **Troy Walters (5/14/2022)**

I am in favor of STRs (short term rentals-Airbnb) in single family homes in all areas of town including the Island and Flour Bluff.

Why shut down this awesome revenue source if they are not causing a nuisance? If they are a problem, write a ticket for the infraction. This is an infringement of property rights.

I absolutely love to stay in single family homes when I travel, and I believe it's a great thing for our community.

**Reyna Vielhauer (5/14/2022)**

I am in favor of STRs in private homes in all areas of Flour Bluff.

**Adam Johnson (5/14/2022)**

I am in favor of STRs in single family homes in all areas of town including the Island and Flour Bluff and why? Why shut down this awesome revenue source if they are not causing a nuisance.

If they are a problem, write a ticket for the infraction. This is an infringement of our property rights, and the city should not be in the business of telling us what we can and cannot do in or with our property.

I love to stay in single family homes when you travel.

**Jan Schupbach (5/13/2022)**

This email is sent in support of short-term rentals (STR) of private homes in all areas of Corpus Christi, including Flour Bluff and Padre Island. I, my family, and many of my friends have availed ourselves of privately owned STRs when traveling in the U.S. as well as abroad, and highly prefer it to staying in a motel or hotel.

Private home STRs offer comfortable accommodations at a lesser price than hotels/motels, and include kitchens, washer/dryers, and other amenities that ease the expenses of traveling, whether for business or pleasure. Friends and/or family members are able to stay together in one location and share the rent, rather than renting several rooms at a hotel/motel. The private home STR hosts also provide insight into the area's points of interest and promote locally owned businesses for eating and shopping. I believe that any business that encourages tourism in our beautiful Coastal Bend is only to the good of our community, as tourism is our number one industry.

Private home STRs are a cottage industry, the same as small childcare centers, catering businesses, woodworking and craft businesses, hair/nail salons, etc. Private homeowners have run businesses out of their homes for centuries. Corpus Christi should embrace these productive and innovative entrepreneurs and support them, if for no other reason than the economic betterment of our community.

Thank you.

**Lorena Schmitt (5/12/2022)**

I believe you should be allowed to do with your property what you want. You are paying your mortgage and taxes why should the city dictate what homeowners do with their property?? This is my property! What are they going to regulate next?

If there are deed restrictions let the homeowner's association enforce that.

It should be my right to rent long or short term whatever I want to do with MY property, I am the one paying for it after all.

**Mary Menard (5/12/2022)**

I'm in favor of having short-term rentals of single-family homes in Flour Bluff and North Padre Island. Nobody likes staying in hotels anymore. People want to enjoy larger places and the comforts of home. Having families and pets all together under the same roof, using canals and swimming pools. Also, why

would the city shut down these homes that are bringing in revenue for the city? They're shopping smaller businesses, bait and tackle shops (which most people come down here to do while on vacation is visit the beach and fish), and restaurants, especially in Flour Bluff and Padre Island, where we need it the most! I understand that if there is a nuisance of people being loud after hours or being a problem, but you should be ticketing them instead of having all short-term rentals of single family homes shut down! Many people are making a living doing this and benefiting from it, and it's a shame our city can't get with the times. Everyone I talk to about this uses single-family homes everywhere when they travel. Lastly, if they're paying their property taxes and own their land, then why should the city have any say in what the hell someone does with said property?

### Jerry Hooper (5/12/22)

Having lived through a short-term rental (STR) next to my primary residence in Tropic Isles, I can attest to the problems and issues which arise from the STR properties. These issues included, but are not limited to, noise, trash, trespassing, parking, public intoxication, fights, disregard for neighbors, biker gang rally, etc. I dealt with the issues regularly for well over a year when an out-of-town owner decided to use their property as a STR. The Owners have little to no regard for the residents since they are not living onsite. It is difficult and time consuming for code enforcement to work the cases, and it takes a lot of the neighboring property owner's time to collect information and submit violations to support them.... all the while putting up with all the issues that these 'vacationers' or STR clients bring with them. After a lengthy and laborious process, it finally went to court and the owners agreed not to use it as a STR. I strongly believe that existing single-family residential areas, e.g. RS-4.5, 6, 10, 15, 22, should remain as areas where STR's are NOT permitted. For me, this includes my home, the Tropic Isles subdivision. I purchased my property knowing that these were not permitted where I was going to live. We live too close to one another and the issues that arise from the STR's spill over to the neighboring properties and their owners.

As a solution, for those locations where new housing is being developed and the buyers know in advance that STR's are allowed, I have no issue with allowing them in those communities. By knowing in advance of the purchase of your property, you know the possibilities and accept that STR's will be in that particular community. Of course, for the STR's, there must be stringent requirements and regulations that minimize the potential issues that come with the STR's, and these regulations must be strictly enforced by the City of Corpus Christi.

Based on my personal experience in the last few years with having a STR next door, I can firmly state that having a STR next to me, on my street or across the canal will reduce my quality of life in my community.

I support STR's in newly developed areas, but I do not support STR's in existing single family residential communities.

### Charles Dickey (5/12/22)

I am hearing stories of property owners being fined for violating brand new regulations without warning. This seems harsh and unfair, as well as an infringement of property owners' rights. People buy property, make improvements, pay taxes and should have the right to do with that property as they see fit. If new regulations are established prohibiting STRs, there should be adequate time to adjust, not a revenue generating government overreach.

### Levi Flores (5/12/22)

Thank you for reading this letter. As a homeowner, the freedom that is achieved to own a home is priceless. To be able to do with your home whatever you'd like within reason is so rewarding for the homeowner.

The blocking of Airbnb rentals while trying to figure out a new tax bracket is not right. Airbnb offered a way to be able to get income for those that owned property that wasn't being used to be able to pay for property taxes and other expenses that most homeowners have a hard time with.

While in the process of trying to find a tax bracket for those who own more property than most, please allow those that have a second property to be able to rental their home on short term rentals. This may be a second income or maybe be their ONLY income for now.

### **Jaime Mundahl (5/12/22)**

I am in favor of STRs in single family homes in all areas of town including North Padre Island and Flour Bluff.

This is an infringement of our property rights and the city should not be in the business of telling us what we can and cannot do in or with our property.

I actively search Airbnb in single family homes when I travel because all the amenities they provide over hotels: full kitchen, washer/dryer, multiple bedrooms and bathrooms and the outdoor space. I know most of my family members and friends also stay in these over hotels.

Not allowing STRs, especially on North Padre and Flour Bluff - ALL OF IT - severely kills revenue, not only for those parts of the city but for all of Corpus Christi. Actions like this is ONE of the reason Corpus Christi continues to stall in growth and development, and the reason there is a "brain drain" after graduating college students leave Corpus.

Thank you for considering and allowing STRs in all parts of Corpus Christi, North Padre, and Flour Bluff.

### **Beth Leschper (5/11/22)**

If staff and consultants are going to continue to advocate for short-term rentals in single family neighborhoods (where they are currently prohibited), then a NEW zoning category should be created for NEW single-developments that allows for limited STRs. How that would work to be fair to all homeowners is a cluster the city council would need to work out and approve. Existing Single family zoned neighborhoods should keep the current zoning with NO STRs allowed. We purchased our property because short-term rentals are not allowed.

### **Amy Lopez (5/11/22)**

I am reaching out in my support of short-term rental properties, such as AirBnB or VRBO. I recently read and heard that homeowners of STRs are being shut down and, in my opinion, is infringing on the homeowners' property rights and permissible uses for their homes.

I have stayed in many AirBnBs in Flour Bluff, Port Aransas and Corpus Christi for many years. I have fallen in love with the Flour Bluff area and the residents over the last 5 years. Each host have been extremely diligent in their STRs and maintaining the quiet comforts of their respective neighborhoods. I believe this is an unfair situation to many residents of the area and infringes on their property rights, income producing opportunities (especially in light of current situations), and the enjoyment and revenue producing opportunities for the surrounding areas by guests shopping locally during their stay at STRs. I absolutely prefer staying in a home vs a hotel as I travel with my pets and the variety of options are better than the standard hotel. Each STR I've had the honor to rent, have been 100x better than any

corporate hotel/motel and each host has made it very clear on quiet hours for their homes (which are respected each visit).

I do not support this blockage of property ownership rights nor the idea of stripping away income producing opportunities for the Flour Bluff residents and surrounding area residents. All of the STRs I've stayed in, over the years, do not deserve this blockage and are not a nuisance to neighborhoods. Should there be any STRs that are violating the quiet living of fellow residents, then, there should be an issuance of a citation to the STR owner. If the STR owner(s) refuse to abide by the quiet comforts of living by their fellow residents, then, possibly close that particular STR down vs area wide ban on STRs for other law abiding and peaceful STR owners.

I truly hope this email helps bring a positive light to STRs and their great opportunities to be made by allowing homeowners the right to rent their homes to guests. Not only does this open the door for visitors to experience a new location with possible idea of moving into that city, but it also offers opportunities for the local mom and pop stores in the area which are being pushed out by corporations. Thank you for your time and consideration. Please consider allowing homeowners the continued right to rent their homes as a supplement to income or maybe even their only source of income.

### Adrienne Truelove (5/11/22)

My name is Adrienne Truelove. I have been a resident of Corpus Christi for 28 years. When I was struggling as a single mother, I decided to Airbnb my home. Having 5 children at the time and newly divorced it was a great way to make money when my children were with their father, and it helped pay the bills. I have since bought my own property, have 3 long term rentals, & one Short Term rental in a commercial zone. I write this letter for all the people that have Airbnb's in their home to pay their bills. My mother and daughter especially. My mother went to court yesterday for operating a STR illegally and the case was dismissed. She cannot register because she is not in a Commercial zone. This tiny piece of the ordinance is actually the part that needs to be changed. I feel like it's the most important and defective piece of the ordinance. I am actually for a registration process and feel like we should follow the "Port Aransas model" If your property has a HOA or deed restriction that doesn't allow it then so be it. But for residents that live in areas that have no deed restrictions they should be able to register. Also, if they live on property and are there to protect the home and neighbors from such "party houses" it should be allowed. The percentage of money from short term rentals that the city received last I checked and confirmed from the Hotel tax is over 30% the city is benefiting from these short-term rentals. The properties are actually in better condition (because they have to due to the rating system) than most Owner-occupied properties. You are rated as a Host. If your home is dirty and unkept the ratings will be bad and that equals no reservations. Also, we have a huge housing shortage. I work in real estate and on a weekly basis I read a post or get a call from a family that has sold their home and needs a place to stay with a full kitchen for 2 weeks until their new house closes. This is a real problem. We do not have enough hotels that have full kitchens to house those families and people coming into town to look for a house or work temporarily. Nurses during covid were a large part of my reservations and they needed homes. They can't furnish them, and we needed those nurses. The other piece of this is the real estate market marking our city as a town that is not growing and only stifle growth can not only hurt our market and open the city up for a lawsuit. There have been 3 on record where the city was sued, and the plaintiff won. It is a person's constitutional right to do what they want with their property, and this could be very bad for the City of Corpus Christi. Port Aransas has a process we just need to follow suit. I ask this city to remove the "commercial zone" requirement for a permit and allow homeowners to STR their home.

### Dodee Hill (5/10/22)



I am writing to express my support for Short Term Rentals. I have clients & friends who have run Airbnb's or Vrbo.com and it is either their main income or a significant part of their income. Many people come to visit our area and they prefer a more relaxed setting of a home, and it is a more economical way for many people to travel. Overall, STR have been a very successful business model that many people enjoy using to travel with.

Shutting down STR, passing out fines, etc. is definitely hurting our locals and also hurting our tourist industry. My husband and I have lived in Corpus Christi almost 10 years and we have five children. We both run our own businesses- I am a real estate professional and my husband is a handyman. He works on a regular basis for a couple customers in Four Bluff who have STR, and it would definitely hurt our business if they had to close. Last year my husband earned over \$15,000 just from one of these customers. If we lose them as a repeat customer, it would definitely hurt our family. Our three youngest kids (17, 15, and 12) work for us on yard and painting jobs. We pay our kids \$10-12/hr., depending on the size of the job, and it would also hurt them and their job opportunities & income to lose our STR customers.

I am confident that our city can find a way to monitor the STR and not close them down. We need to find a compromise on this issue if we truly want to be known as the Sparkling City by the Sea and not the city where good ideas go to die.

Thank you for your time and consideration.

### Melissa Carey (5/10/22)

I wanted to email in regards to the Short-Term Rentals within the CC City Limits. I am completely for this for our city. Allowing STR's within the City has allowed those that are struggling financially to be able to rent out a room or a portion of their home and be allowed to truly keep that home. Being able to offer these services within the city not only are keeping homeowners in their homes, allowing single parents with kids, college kids, parents visiting their kids at college affordable ways to come to town and spend their hard-earned money within our city. Allowing this brings the money into the area and helping our small businesses grow and eliminating some of them that are struggling to stay open. They are spending their money in restaurants, tipping our waitstaff that live here, buying souvenirs and taking their families to The Aquarium, baseball effects, Hurricane Alley, coming in for concerts and spending money at an Airbnb vs drinking and driving or trying to find a hotel last minute and having to spend that money outside the city.

By allowing STRs within the city, we are also able to keep money in the city on home repairs, lawn maintenance, cleaning staff and work crew to keep the property up with curb appeal. These little fixes and updates not only help the look of the CC area but also employing those contractors or laborers that we are needing to fix that specialty item (plumbing, HVAC, lawn care, electricians). Which again this goes back to supporting our area and our workers in this area to keep the city alive and financially stable. With being a Super Host with Airbnb that also holds you accountable on certain restrictions with your guests, having house rules, limits on noise and ensuring your location is up to cleaning standards. They listen to what the guests are saying and give you an overall rating as well which also sets those higher standards not only for yourself but others in the area. This also reflects your neighborhoods that are more quiet keeping these standards can also help with the complaints. Get to know your neighbors, talk to them and see what concerns they have if you are a Host, take that 5 minutes and have that conversation

### Michelle Buford (5/5/22)

In all of my experience, short-term renters are normal folks like you and me. They are coming to Corpus for family vacations, or short-term job assignments. Why do they decide to stay in a single-family home

over a condo/townhome? Single family homes are a great option for families with children or pets who want more space or need a yard.

Most of our renters are 50+. They aren't staying at our home to party, they are staying there because they love fishing from the backyard dock, or they love birdwatching from the nature reserve that's ¼ mile away. We have all kinds of short-term renters on assignment stay with us: doctors, nurses, flight attendants, refinery specialists, military families, Knights of Columbus, and others. These are great people. They are not creating problems. Even on the off chance one of them did (and we have had zero issues thus far), why is the City not enforcing their noise ordinance and other ordinances already in place? It seems wrong for me to have to tell these families they are not welcome in the City of Corpus Christi anymore. If the character and safety of the residential neighborhoods is the issue, then these honest, hard-working, productive, and patriotic renters make great daily and weekly neighbors.

Most single-family homes rent for higher than condos/townhomes because of the size. Your party people are typically going to be looking for a cheaper place to rent and one that's close to the bar scene. That's not your single-family home neighborhoods. Studies have been performed that show that long-term renters and even owners themselves are more of a problem than short-term renters.

Most of the houses on the street we are on are run down, yards not kept up, windows boarded over, cars broken down. Our home backs up to an RV park with noisy tenants and loud RVs moving all times of the night and the street directly to the east of us is multi-family housing, yet somehow with all of this, our home is the problem. We purchased our home in 2021 and put over \$100,000 in upgrades and touches on it. We are part of the revitalization of Flour Bluff. We have installed noise monitors on the outside of our home that alert us if noise goes over a certain level, we have multiple trash bins, so trash is not an issue, our yard is mowed weekly, our driveway provides for up to 7 cars, so no one has any need to park on the street. We have quiet hours, and we tell our guests not to park on the street even though they are legally allowed to.

I don't know why you insist on taking out single-family residential in Flour Bluff instead of taking care of the few problematic homes with ordinances you already have in place. I don't know why you have decided to add an extra layer of bureaucracy with permits. This entire ordinance was thrown together with very little thought and planning and with a complete disregard on how it was going to affect those whose only source of income this is. For Code Enforcement to be mailing single-family homeowners fines without any evidence of illegal land use is just flat out wrong. I am extremely disappointed in the City of Corpus Christi and the way they have chosen to waste resources based on a small group of vocal Island residents who could enforce their own POA rules instead of making the City spend money and risk a lawsuit and more taxpayer money.

### **Joshua Bolton (5/4/22)**

People will always find things to complain about, but the list of social and economic incentives is much longer for creating a solution that allows private individuals to responsibly manage their short-term rentals. This is regardless of whether it's located in a single or a multi-family residential zone.

Because of the increased rate of return STRs produce, compared to traditional lease type rentals, I have been able to build a small business in managing short term rentals and renovating dilapidated property for the purpose of listing them as a short-term rental. I have been able to support my family and create employment opportunities for others by doing so in Corpus and other parts of the country for the past five years.

We take great pride in our services offered and host over a thousand guests each year. Our guests have literally come to Corpus from all over the world, to which we share with them the best that Corpus has to offer. This means that local businesses and public institutions like our museums and aquarium directly benefit from the cultural exchange.

Short term rental properties are held to a much higher standard in terms of cleanliness, quality and appearance, our level of communication with the guest, and convenience of location. Our properties are publicly reviewed using a five-star system and there is space for guest comment. Poor reviews left by guests means your listing will perform poorly. So, the incentive is to make your home or second home as clean, well maintained, and well-appointed as possible.

In turn, guests are held to a higher standard as well. I, as a host, am able to leave a public review on the guest's account about our experience with them during their stay, to which other future potential hosts can read and consider before allowing a guest to book their rental. This includes how well they took care of the property, how well they followed our house rules and if I would recommend a guest to another host. Beyond just common respect for others and their property, this system works to incentivize the guest to care for your property and to be neighborly during their stay so that a guest can earn a positive review from the host.

When your property and an individual are rated through this lense, it wouldn't be a stretch to say that with this system, it means that a particular residential property is monitored and cared for more than an individual's permanent residence or long-term rental property.

Have I experienced issues with guests? Of course, I have. However, I can count on one hand the number of times in five years that I needed to follow the protocols I have in place, that are supported by Airbnb and VRBO, to promptly mitigate any issues I had with a guest. At the same time, local residents need to be careful in that, having a family gathering, a BBQ on a deck that stretches out over a beautiful canal, listening to music in your house, all of the activities that seem to be getting lumped into the terms, "parties" and "noise", these are not criminal offenses and are a weak justification for infringing on another property owner's rights.

In my opinion, Corpus Christi is an attractive city that has many things to be proud of and lots of things to do and see. People come here for temporary work, military service assignments, or to simply go fishing or kitesurfing for the weekend with their family. They should not be punished with limited short term rental options because of a few negative experiences. Instead, I would advocate for continuing education, where STR owners and/or their managers take a course on best practices to help reduce the number of complaints and negative occurrences and to maintain their permit. As a licensed educator, I am available to lead such a course.

I think most would agree that if we all work together, everyone can benefit in some shape or form from the short-term rental system and, just as important, retain our right to peaceful enjoyment and use of our property.

Thank you to the STR Stakeholder Advisory Group for their patience and efforts and to all who are committed to and focused on an equal rights resolution.

### **Daniel Hogan (4/29/22)**

*Note: A personal address has been redacted from this comment.*

I live at [REDACTED]. I have a dedicated short-term rental across the street. My wife and I are very much against this.

### **Diane Bonneau (4/27/22)**

City Officials appear to be listening solely to a small contingency of Padre Island residents and making decisions for the entire city based on this loud but small group.

I reside by four different STRs and/or BNBs in Flour Bluff. I didn't even know some of these existed nor did the majority of my neighbors until this ordinance mess started and the citations began. The homes are kept up well. One in particular has greatly improved since switching from long term rental to STR.

I've never seen a party or inappropriate use of any of the homes. I've seen families and healthcare workers and other contract workers staying at the homes. All very respectful of the neighborhood.

Additionally, as I drive around some of the run down and forgotten areas of Flour Bluff, I have been pleasantly surprised to see homes that were once abandoned and filled with squatters now revitalized and being used as STRs. What an improvement! These homes are kept up wonderfully now. Yards cared for weekly because STR guests have expectations. I see people in the community also enjoying part-time local work cleaning and maintaining the STRS. I see our local coffee shop and restaurants frequented by STR guests.

Flour Bluff is not the Island, just as many other areas of the city are NOT the island.

I support STRs and BNBs in RS6 zones in Flour Bluff and other communities that do not experience the alleged "island issues." Utilize the current city noise ordinances to deal with nuisance properties. Do a 2-strike rule if necessary but don't penalize people who are not creating a problem and who are trying to revitalize rundown properties.

### Moni Kaur (4/25/22)

Short-term rentals benefit local economies by allowing property owners to free what economists call "trapped capital" such as spare bedrooms or empty houses when owners are themselves on vacation.

Short-term rentals both expand the supply of available lodging for travelers and allow property owners to enjoy new kinds of returns on their assets.

Out of 9 homes on our street, 8 are in dilapidated state, and some are even abandoned. We built a brand-new home in an economically depressed neighborhood with our hard-earned income. Not only has this one house improved that entire street's value, but it has also brought tourist revenue to a part of the city that otherwise wouldn't see it.

Let's not forget that as per Corpus Christi City's official website, tourism is the 2nd largest industry which produces revenue and local employment opportunities.

As per Corpus Christi City's Annual Report, in 2021 Corpus Christi tourism:

Generated \$22 Million in Sales Tax Revenue

Brought 10+ Million Visitors

Employed 24,000 Hospitality Employees

Paid 26% of Citywide Sales Tax

### Bill Jacobs (4/25/22)

From my observation, single family home STR properties seem more likely to be rented for a three-generation family vacation than a college party. The proximity of the interior to parking, single story, and more space provides a good option. Party folks seem more likely to get a less expensive place close to a bar. Also, there is only one single family section that I am aware of that is outside of the reach of the PIPOA, who it seems that many owners thought the only regulations on STR were from PIPOA. I agree with previous statements that anybody can be a nuisance whether they are short term renters, long term residents, second homeowners, or any other myriad of characteristics you want to look at. Better to treat the nuisance than target a sub population. Also, many STRs are set up with tight management that blocks most loud behavior from lasting long if at all. Much more managed than other homeowner groups. I am for single family residence short term rentals.

### Kyle Dirba (4/20/22)

I think it is a bad idea not to allow STR in Single Family Resident Zoning in Corpus Christi. The city is not even ranked in the top 100 for fastest growing cities in Texas. This ordinance is going to further damage the economic growth and development of the city. The city receives a 9% occupancy tax from STR platforms. The STR investors use local service companies to maintain properties such as: lawn care, pest control, and home maintenance. Many of the short-term renters are putting money into the economy by eating at local bars and restaurants, going fishing with guides, buying beach permits, and merchandise from local shops. Where is this money going to come from now? The mayor and city council declared March 16th "Small Business Day" to celebrate small businesses and entrepreneurs. It's ironic that they (city council and mayor) are now hurting them financially with the STR ordinance. Most STR owners take pride in the property and keep them well maintained because renters do not want to stay in a place that doesn't feel safe, warm, and inviting. Also, not all owners are large corporations, I would venture to guess most are individuals with a small LLC. It takes families some time usually to save to be able to purchase a rental property and the city is planning on taking that away. Some of these single-family homes have been abandoned for years and rotting, left as an eye sore in their neighborhoods. Investors have come in and flipped the house making it an asset and valuable to the neighborhood and city.

My neighbors have their vehicles parked in the street, old broken-down boats, vehicles, and RVs parked in their yard, along with other miscellaneous stuff: rotten wood, bricks, car parts... The residents have more of the unkept yards than STR's.

This ordinance stemmed from the Island. So why not manage those issues on the island?

- Complaint about parking in the street in front of a neighboring house or blocking a neighbor's driveway - issue a citation and for repeat offenders tow the vehicle.
- Noise complaints - enforce the sound ordinance and issue warning/citations. There are noise monitoring systems property owners can install to where they would be notified if the noise level gets too loud also.

It just doesn't make sense to do so much economic damage to the city because of one particular area complaining, Padre Island.

### Chris Steinbruck (4/11/22)

Every concern we have heard against STRs can be addressed. We should be spending time addressing concerns to allow STRs so our communities can enjoy all the benefits to allowing them to operate.

1. Every concern over short term rentals can be addressed. Loud noise? (Install noise monitors) Trash? (Get additional Trash Bins) Parking? (Make sure properties have adequate driveway space) Too many guests? (Set a minimum on the listing)
2. We live in and love our community of Flour Bluff, we know our neighbors and communicate with them all the time. If there is ever an issue, they can call us. These are the people coming to visit Flour Bluff, we have hosted fishermen, bird watchers, kite and wind surfers, 1<sup>st</sup> responders, veterans, active-duty military, nurses, teachers, friends, family and neighbors' friends and family.

Please allow STRs in R6 in Flour Bluff.

### Wayne V. Coleman (4/8/22)

The city council really jumped the gun on the STR rentals for Airbnb because of a few or maybe one, complaint. After sending correspondence to the City Council, nobody has responded to or provided evidence of the (many complaints) we keep hearing about from mostly one Council Member and one

group of folks on the Island. The Airbnb business model screens and runs credibility on guests for the hosts. Also, each Host has the ability to talk with and screen each renter themselves if they choose to do so. Reviews are posted and if Airbnb gets a bad review on the guest, I do not believe they would let them book another time.

STR Taxes are collected (guaranteed by Airbnb) and paid, just like the motels. There are rules and regulations that guests must abide by, and each host can add their specific requirements to their own property ads.

Throughout our experience, we have had numerous guests tell us how great it is to come to a house instead of a one room motel they could afford with several children, which offered a yard to play in and a beach close by. STR Guests do not have to search for a parking place at a motel and wonder if their boat is being vandalized during their stay (happens, just check Facebook). There is a joy and heart-warming feel to have a 5-year-old say 'Do you want to see our beach house and to had asked his mom when they are away, can we go back to 'our' beach house now? And one youngster remembered which bed was hers from the last visit. . Many of our guests have toured the Lexington, Aquarium, Botanical Gardens and touristy places while also enjoying our beaches and in general the Gulf Coast. Additionally, many guests have come for a first time visit and some of them return the next year and the year after. Please bear in mind, these folks love it here and are putting dollars into the economy with souvenirs, beach items, food at restaurants and grocery stores while also enjoying the advantage of being able to cook part of their meals and relax without noise on the other side of the wall.

As a former STR owner, we have had international guests from Vietnam and France for 5-9 days, many who have come to visit their sons and daughters at TAMU CC for spring break, graduation, or to help them relocate, parents who have come to visit their sons and daughters stationed at the Naval Base before being deployed to another location. Also, people from an average of 7-13 states per year throughout the USA just wanting to visit our GULF COAST. Remember all of these guests bring money into the Corpus Christi area, which helps all local business avenues.

As long time Corpus Christi residents, we have seen in many residential neighborhoods, with absolutely no STRs, cars up and down the street and people walking with no regard to traffic, Loud music and rowdy talk as well with a fair amount of debris left behind. Many people in general have no regard for vacant lots, parking wherever they want, and this is not necessarily confined to STR Occupants. Contractors, Electrical, and yes, CC City workers leaving water bottles and trash, driving across private vacant lots leaving tire ruts in the turf with the owner having to try mowing and not tear up his mower (personal experience). Relevant to Integrity of neighborhoods (your words), please consider the sad condition of most roads in the entire Flour Bluff Area, again having absolutely nothing to do with STRs.

At the very minimum your temporary ordinance is poorly worded and establishes a "class division" within the community allowing long term rentals without any guidelines and putting restrictions on STRs and further, allowing STRs in some Single-Family Residential areas and not in others based on lot sizes. Lot size apparently seems to not be a concern where commercially owned Condos are involved and are Short Term rented.

### **Wayne V. Coleman (3/31/22)**

I am in favor of STRs in Corpus as I feel it encourages Tourism and Vacation bound individuals. For a family it becomes quite a burden to bundle the kids all into a hotel room for Several days. STRs offer a very workable solution. Maximum space at Competitive prices. All zoning areas in the city should be

allowed to STR on an equal basis. Permits issued and enforced by local parking and noise ordinances should be sufficient to Solve the complaints coming from some areas of the city. Thank You.

**Wayne V. Coleman (3/28/22)**

One thing I would like to point out about my concern for persons who have or wish to have Short Term rentals in Single Family Residence areas is that I am not just concerned about the Island as your memo alludes to. I am not an "Islander" but it seems that everyone is focused in that direction. There are other people in this community that support tourism and people coming to Corpus for vacations and all do not just end up on Padre Island. I would like to see a process covering the entire city that would give persons who want to rent their entire properties or just a portion thereof to be on equal footing with persons who rent longer than 30 days. Obviously, there is no Ordinance governing long term rentals that I am aware of. Relevant to property owners in surrounding homes, I do not necessarily think their approval is required but their comments and concerns should certainly be addressed just as it is when rezoning is sought. I personally have resisted a rezoning effort in my neighborhood, but it was approved anyway. Not to simplify to greatly, but a Property Inspection process, a permit and thereafter enforcement by the local departments would seem to be sufficient. It is difficult to see the difference between a person under no guidelines who rents long term than the sudden interest to seemly do away with STRs in Single Family residence neighborhoods. If it just Taxation not being paid, the permit would solidify that issue.

**John Weber (3/25/22)**

Dear Mayor Guajardo, please don't allow permitting of short-term rentals for houses that are zoned RS-6 in the Cole Park/Del Mar area. It took me many sleepless months to get a party Airbnb house shut down next to my house. It is currently vacant and neither myself or my neighbors want to see it go back online. Long term rentals are ok. Airbnb was totally unhelpful shutting it down. It took many City resources to shut it down including late night police calls.

**Albert Vega (3/17/22)**

As a homeowner and investor in our city, I just wanted to send my appreciation for the reasonableness city staff have portrayed in discussing what a good STR ordinance looks like. Reasonable, manageable, and fair is all STR owners ask for in a new, more up-to-date ordinance that addresses concerns that are valid and controllable and applicable across all neighborhoods in the city. The bombastic, less-than-factual rhetoric that is constantly being spewed by certain individuals from a certain neighborhood do not reflect the views or opinions of the many. Parties, gatherings, and disrespectful behavior is not the privy of STR rental clients, as many "regular" homeowners, including island owners are guilty of the same behavior! Thanks again for being patient and considering of all affected views on this important matter for the city.

**Linda Gottlieb (3/16/22)**

Linda Lampton here, firmly believe that if short term rentals are to occur in areas that currently are for 30 plus days, the owner must be on premises, and parking must be on premises for all guest and owner vehicles. I guess bed and breakfast type arrangements I find less offensive than unsupervised drug/alcohol parties. Just sayin.

**Deb Boultinghouse (3/15/22)**

Very much against!!

**Debbie Fitch (3/14/22)**

We do not want short term rentals in our single-family neighborhood. We bought our home on the island knowing STRs were not allowed. We want to keep it that way.

**Beth Leschper (3/14/22)**

We have as a majority gone on record to support only single-family usage ... NO short-term rentals ... in the Padre Island areas zoned for single family. Why does city staff continue to advocate for and try to ram STRs down our throats? We have been quite clear that we DO NOT SUPPORT STRs in our neighborhood.

**Elise Lippincott (3/13/22)**

To Whom It May Concern: As a resident since 2006 in a single-family detached home, I strongly oppose allowing STR's in single-family detached homes as I do not want a revolving door next door to me with short-term renters coming and going and throwing trash in the canals and being noisy. I would like to continue to have peaceful and quiet enjoyment of my property; that is why I bought on the island. These investors that are buying homes and turning them into STR's don't care because they won't be living next to one. One investor plainly told me that he didn't care. One of the reasons I bought in Padre Isles is b/c our covenants state no commercial use. Even though STR's are considered residential use and not commercial, I feel that anything earning a profit should be labeled as commercial use. My two cents.

**John Payne (3/12/22)**

Short term rentals do not belong in Padre Isles! They become party house' they increase traffic and require parking on the street.

**Bob Corbett (3/12/22)**

I'm strongly opposed to any change to the no STR rule in Island residential areas. Our backyards are basically side by side decks without fencing. Neighboring parties are in many cases within 20' of the next-door master bedroom. This unique arrangement would be greatly harmed if STRs were approved even with regulations.

**Leora Pimentel (3/12/22)**

I'm against short term rental beings allowed in residential areas of Padre Island.

**Gail Iwaniak (3/12/22)**

To the Short-Term Rental Advisory Committee: I AM AGAINST STRs IN RS-6 RESIDENTIAL NEIGHBORHOODS ON NORTH PADRE ISLAND. My husband and I moved from Kentucky to North Padre Island in 2018. We built our house and were very excited to start our new adventure on the Island. We thought living here would be like living in an "old fashion" real neighborhood where you know your neighbors and take care of each other. One thing we have been very disappointed with is the City's blatant disregard for the concerns of the people who live here 24/7. This is our home, not a vacation destination. I understand that the Island attracts many vacation goers, and that's great. There are numerous places for them to stay near the beach without disrupting our residential neighborhoods. Not



enforcing the established codes and allowing STRs in our RS-6 neighborhoods has already proven disruptive. Noise (loud music, gun shots, fireworks), trash, broken mailboxes, rental property not being maintained, etc. are just a few things we have already noticed. Would you like to live next door to an STR??? I think not!!!!

**Gaylor and Mareke Heemink (3/12/22)**

Absolutely no short-term rentals!

**Nicholas Colosi (3/12/22)**

I state my opposition to allow short term rentals in the residential areas west of park road 22.

**Debra Seefeldt (3/12/22)**

This ISLAND household of 5 does NOT WANT SHORT RENTALS in our residential neighborhoods!

**Ann Marie Horvat (3/12/22)**

I am voicing my opinion against short term rentals in residential areas west of Park Road 22 on North Padre Island.

**Larry Atteberry (3/12/22)**

I do not think short term rentals should be allowed in the single-family home areas on Padre Island.

**Cynthia Atteberry (3/12/22)**

I'm against short term rentals in residential areas.

**Florencia Pena (3/12/22)**

Opposed.

**Lillian Sorrell (3/12/22)**

As residents of Padre Isles, we are totally against short term rentals in our residential neighborhoods. Do not go against the wishes of the residents. We bought our homes with the expectation of short-term rentals being illegal in our neighborhood. Anyone who bought in these neighborhoods and may want a change knew it was against the law and should have no expectations of the regulation being reversed! Do not let us down!

**M. Drew (3/12/22)**

I am a political and financial refugee from California. You do not want to create a government agency that has 24/7 control over your use of your property. I have asked people who are in favor of creating this agency as to why? There is not enough parking. Those College kids make too much noise. Please believe me those problems are nothing compared to what seems like a good idea to start a government agency to manage what are perceived or even real problems. But those government agencies grow! Giving themselves more and more power to control the property that they were created to protect. Until they

themselves become a regulatory monster! With complete police and legal powers over your very own property. So much so that you the individual property owners are the perpetual victim. Always under the microscope of any violation of laws that they themselves create in order to feed their insatiable appetite for even more power and control. Everything you hear about what is bad about California is true. It is really bad there. It started with what were thought to be good intentions. Allow the creation of government agencies to control.

### Gabriel Vega (12/27/21)

My name is Gabriel Vega. I am a local citizen and someone who invests in single-family residential neighborhoods in My community. This correspondence is in regard to the proposed city ordinance designed to regulate (and actually eliminate) Short term rentals in Corpus Christi. I have invested in 4 single family homes in Corpus Christi because I believe doing so plays a key role in helping to revitalize our neighborhoods that regular investors might not want to invest in. As such, we are directly tied to the success and health of every neighborhood that we have a stake in. We, too, are very concerned about the very same issues that concern some in regard to allowing Short Term Rentals in single family neighborhoods. In these properties we have hosted more than 750 guests, from all over the world who were looking for a lodging experience differently from a typical hotel. Amongst those we have hosted, 100 % have positive (four or five star) reviews of their experiences with our accommodations. Amongst all our guests, we have experienced 0 issues with noise or “partying” that were a nuisance to our neighbors. We paid close to 10,000 in hotel tax directly to the city of Corpus Christi for the year 2021 Having short-term rentals available allows us, as Corpus Christi citizens, to have an active stake in the growth and support of all elements of tourism commerce (restaurants, attractions, events etc. and is a benefit to the entire city. The concerns noted (mostly from one specific neighborhood in Corpus Christi) should be addressed but should not dictate the establishment of an ordinance that stymies financial opportunities for the rest of us to invest in our own hometown. We are pro-business, and we are also pro-regulation of the STR industry, but it must be “reasonable” and fair regulation, similar to that of other Texas cities. As a local investor that has a stake in the prosperity of my Corpus Christi neighborhoods, I am asking you to table a final decision scheduled to vote on January 11 pertaining to the regulation of short-term rentals. We believe it is imperative time is taken for further analysis of the benefits STR’s bring to our city and are willing to provide input and recommendations for an ordinance that will address valid concerns but still provide avenues for investment and business growth for all areas of our city, not just specifically zoned multi-family and/or condominium neighborhoods. We are all in this together. We want to be a part of the discussion and solution. Thank you!