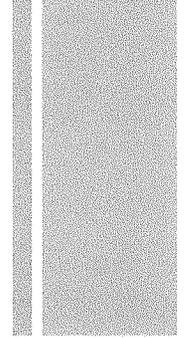


CITY OF WIMBERLEY SHORT-TERM RENTAL OVERVIEW

OCTOBER 18, 2016



Short-Term Rental Overview



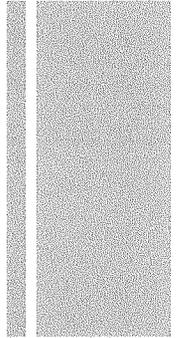
- A ***Short -Term Rental*** is a residential facility that is offered for rent for a period not to exceed thirty (30) days
- ***Vacation Rental*** and ***Bed and Breakfast*** are the most common forms of Short-Term Rentals in Wimberley
- ***Vacation Rental*** is a residential facility where the owner or his/her representative is not required to be present when the property is being rented
- ***Bed and Breakfast*** is a residential facility where the owner or his/her representative must be present when the property is being rented

+ *Short-Term Rental Overview*

- Short-Term Rentals have existed in Wimberley since before the City's incorporation in 2000
- Bed and Breakfasts were the most common form of Short-Term Rental in the City's early years
- While some Bed and Breakfasts still exist, Vacation Rentals are now the most common type of Short-Term Rental in Wimberley
- Short-Term Rentals have a positive impact on the economy



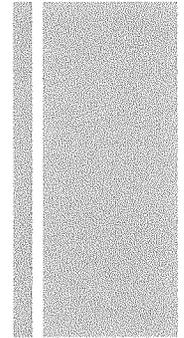
Short-Term Rental Overview



- City records show there are approximately sixty-six (66) Short-Term Rental facilities in Wimberley
 - Twenty-one (21) Bed and Breakfasts
 - Forty-five (45) Vacation Rentals
 - Twenty-four (24) Vacation Rentals are Grandfathered
 - 31% of the Short-Term Rentals are located on or near the Blanco River or Cypress Creek
 - 26% of Short-Term Rentals are located on Flite Acres Road
 - 34% of Short-Term Rentals are owned by individuals with non-Wimberley mailing addresses
 - 75% of Short-Term Rentals are located on property one (1) acre or greater in size, based on available data



Short-Term Rental Overview

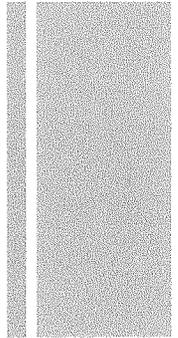


- Short-Term Rentals require permission from the City of Wimberley to operate
 - *Conditional Use Permit (Zoning Process Required)*
 - *Grandfathered Status (Pre-Existing Regulation)*
- Conditional Use Permit includes limitations on capacity, parking, outdoor activities, fire safety, dormancy, water access, trespassing, nuisance and conflict resolution
- Conditional Use Permit “goes” with the property when sold



Short-Term Rental Overview

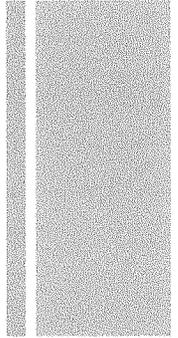
- In recent months, some neighborhood residents have expressed concern about Short-Term Rentals operating in their neighborhoods. Concerns include the following:
 - Increased traffic on neighborhood streets, some of which are privately owned and maintained
 - Increased parking on yards and streets
 - Loud noise from guest activities, in limited cases excessive alcohol consumption and drug use
 - Foul language used by some renters
 - Some fear adverse impact on their property values from Short-Term Rentals
 - Absentee landlords and property managers not always responsive to complaints & concerns
 - Some renters don't respect the property rights of adjacent property owner





Short-Term Rental Overview

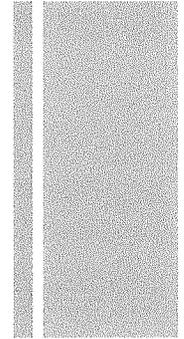
- Renters not familiar with surroundings end up trespassing
- Short-Term Rentals located in some areas where restricted by deed restrictions
- Failure of realtors to disclose existence of Short-Term Rental property to clients in some cases
- Trash left by renters
- Renters unaware of surroundings in the event of flooding
- Discharge of fireworks and firearms by some renters
- Lewd activities by some renters
- Lack of adequate notification regarding proposed Short-Term Rentals
- Short-Term Rentals are commercial businesses located in residential neighborhoods

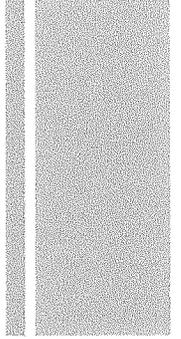




Short-Term Rental Overview

- Suggested regulatory changes offered to date include the following:
 - Modification of CUP application to include written certification of adjacent property notification, deed restriction acknowledgement statement, etc.
 - Regular performance reviews (1-year, 2-year, etc.) with adjacent property notifications
 - Require realtor disclosure of existence of Short-Term Rentals
 - Require fencing and/or vegetative barriers on Short-Term Rental properties
 - Prohibit outdoor speakers and outdoor lights
 - Establish minimum age requirement for renters
 - Establish defined “day” guest policy
 - Grandfather requirements should be “tightened”





PUBLIC COMMENT