

NORTHWEST AUSTIN CIVIC ASSOCIATION ZONING COMMITTEE RESOLUTION

July 6, 2015

RESOLUTION SUPPORTING CAT MOUNTAIN NEIGHBORS IN THEIR EFFORTS TO BRING A SHORT TERM RENTAL (STR) INTO COMPLIANCE, AND SUPPORT FOR THE CITY RESOLUTION AND PILOT PROGRAM MEANT TO IMPROVE CODE ENFORCEMENT OF STRs

WHEREAS, the owner of a Type 2 STR on Cat Mountain has advertised for 27 occupants in the past prior to obtaining an STR license; and,

WHEREAS, the Northwest Austin Civic Association (NWACA) zoning committee has met with and listened to the surrounding neighbors' concerns about STRs; and,

WHEREAS, the NWACA zoning committee has discussed this particular STR and Austin's STR ordinance and enforcement in general; and,

WHEREAS, the NWACA zoning committee is agreeable to type 1 STRs that comply with city ordinance; and,

WHEREAS, the NWACA zoning committee is also agreeable to type 2 and type 3 STRs but because these types are rented on a rotating basis year round by absentee landlords and not owner occupants, extra diligence is required to keep them in compliance and either better code enforcement or possible future ordinance revision may be needed; and,

WHEREAS, the NWACA zoning committee supports councilmember Gallo's resolution directing the city manager to investigate STR complaints and determine if code compliance can properly enforce the STR ordinance; and,

WHEREAS, the NWACA zoning committee also supports the city pilot program efforts to create an enforcement program that will look into STRs with code violations;

NOW THEREFORE,

BE IT RESOLVED BY THE NWACA ZONING COMMITTEE that the NWACA Zoning Committee supports the Cat Mountain neighbors in an effort to ensure any STRs on their street operate within compliance of City Code; and,

BE IT FURTHER RESOLVED that the NWACA zoning committee requests that the NWACA Board:

- (a) verify with the city that a license can be withdrawn after a certain number of violations;
- (b) follow up with the Cat Mountain neighbors on the findings of their ongoing private court filing, as well as encourage neighbors to file all complaints with 311 for the record;
- (c) ask the city if the city can have vacation rental internet listing providers pull listings that have a number of recorded violations or are advertising a use that does not adhere to code (ie: 4 person unrelated occupancy limit), or are listing an STR that is not licensed to begin with; and,
- (d) see if the city can enforce code compliance cases outside of the court system (trash, noise, occupancy)

ADOPTED: July 6, 2015
NWACA Zoning Committee