

**MINUTES OF THE SHORT TERM RENTAL AD HOC COMMITTEE
OF THE CITY OF GALVESTON
REGULAR MEETING - SEPTEMBER 12, 2025**

9/12/2025 - Short Term Rental Ad Hoc Committee Minutes

1. Declaration of a quorum and call meeting to order

Claire Reiswerg declared a quorum and called the meeting to order at 1:00 p.m.

2. Roll Call

Present: Committee Members Dominique Brown, Sheila Lidstone, David Bloom, Joseph Spencer, Ted Shook, and Claire Reiswerg; Stakeholder Members Christine Bryant, Liz Overton, Chris Wren, and Robert Zahn; Tim Tietjens (City Staff); and Bob Brown (City Council).

Absent: Committee Member Debra Burkley.

3. Consider Approval Of Meeting Minutes

3.A Draft Minutes — September 5, 2025

Sheila Lidstone made a motion to approve the September 5, 2025 meeting minutes, with David Bloom seconding the motion. Unanimously approved by the voting members present.

4. Public Comment

Members of the public may address the Committee. Speakers will be limited to three minutes.

Priscilla Smith provided comment on the survey questions discussed at the last meeting related to STR parking economics, and the impact on the tax roll.

5. Discuss best practices, compliance and enforcement measures for STR operators/owners including registration and HOT compliance for recommendations to City Council

Tim Tietjens reported that City staff have developed a proposal to address short-term rental (STR) parking, acknowledging the complexity due to varying land use patterns, annexed roads, and state regulations. The goal is to create fair, consistent standards for STR owners and residents, with a proposed expansion of existing parking requirements beyond the R-3 Historic District. Input from the fire department and engineering studies have informed the approach, and further data may lead to additional parking zones if needed.

Teresa Evans provided an update and detailed explanation regarding existing and proposed regulations about short-term rentals (STRs) and parking requirements within various zoning districts, particularly focusing on single-family and multi-family residential

areas.

Existing Code & Regulations:

- **Current short-term rental standards apply mainly to the R-3 zoning district (historic districts), requiring one parking space per guest bedroom, with a maximum of two on-street parking spaces counting toward this total.**
- **Other zoning districts permit different parking requirements, with some urban and commercial areas having no parking requirements for residential units.**
- **Residents in areas with special parking restrictions receive up to 6 parking passes (4 resident + 2 guest).**
- **STRs in these areas are limited to only 2 guest passes, causing some parking limitations compared to neighbors.**
- **If streets are under 20 feet wide, parking can be prohibited on both sides; under 30 feet, parking can be restricted to one side. This addresses problems in areas like the West End where streets are narrow with no curbs.**
- **On-site parking spaces must be 9 by 20 feet and paved with asphalt, concrete, or brick (except near environmentally sensitive areas).**
- **Driveway and parking layouts are reviewed during permitting to ensure compliance.**

Summary of Staff's recommendations:

- **New STRs must provide 1 parking space per bedroom (up to 2 may be on-street).**
- **STRs with 3+ bedrooms and no driveway must secure off-site/shared parking or be denied.**
- **Existing STRs are grandfathered but must report bedroom and parking information.**

Key Concerns:

- **Fairness: STRs face stricter rules than residents with multiple vehicles.**
- **Enforcement: Difficult to verify bedroom counts and guest parking use.**
- **Equity: Rules may burden small operators and dense urban areas.**
- **Overregulation: May hurt responsible hosts while bad actors find loopholes.**

Suggestions:

- **Allow guest vehicle limits instead of fixed parking space counts.**
- **Permit off-site/shared parking.**
- **Emphasize complaint-based enforcement.**
- **Collect data first; delay code changes.**

- **Use special parking zones to address local issues.**

Next Steps:

- **No consensus reached; committee divided.**
- **Staff recommends applying new parking rules citywide.**
- **More community input needed, especially from underrepresented groups.**
- **Final recommendation will be sent to City Council.**

6. Suggested future agenda items by Committee Members

7. Date and Time of Next Meeting

The next meeting will be held on September 19, 2025 at 9:00 a.m.

8. Adjournment

The meeting was adjourned at 3:00 p.m.



Janelle Williams, City Secretary

Date Approved: September 25, 2025