



**CITY OF NEW BRAUNFELS
WORKFORCE HOUSING ADVISORY COMMITTEE
October 7, 2020
MINUTES**

Wednesday, October 7, 2020 at 4:04 p.m. virtually via Zoom.

WHAC Members present: Brian Cox, Kandace Tornquist, Alice Jewell, Christopher Willis, Shawn Gibson, Dawn Schriewer, Johnnie Rosenauer, Jason Chesser, Krystal Moore, Michael Meek, Stephen Brockman, Ellen Duncan, Jason Chesser

WHAC Members absent: Troy French, Suzanne Kuntz

Others present: Jeff Jewell, Jean Drew, Sam Hunter, Chad S., Elise Claire Valdes, John Warren

1. CALL TO ORDER

Chairman Brian Cox called the meeting to order at 4:04 p.m.

2. ROLL CALL

Ellen Duncan arrived at 4:07 p.m.

3. APPROVAL OF MINUTES

Mr. Meek moved to approve the meeting minutes from August 12 and August 26, 2020. Ms. Tornquist seconded the motion. The approval of the meeting minutes with the corrections was motioned to be approved unanimously.

4. CITIZENS' COMMUNICATION

None

5. DISCUSSION AND ACTION

A. Discuss and consider committee goals, strategies and priorities

Chairman Cox introduced the item with some general comments about the presentation to the City Council on September 28. Mr. Meek and Mr. Campos both provided comments regarding the responses and feedback they had received from City Council, which were positive.

Mr. Jewell and Ms. Drew introduced the staff prioritized non-financial incentives, which are proposed as changes to the duplex lot minimum size, the accommodation and inclusion of live work units in all commercial districts, and minor adjustments to the rules around accessory dwelling units. Specifically, a change to allow for full-size kitchens in the units, as well as to permit them for long-term leases as long as the primary building is owner-occupied is proposed as immediate first steps for consideration by the Planning Commission and City Council.

Mr. Rosenauer suggested that some minimum lot sizes be put forward and considered to assuage policy makers' concerns.



Ms. Hunter elaborated on the intricacies of the map displaying where duplexes are allowed by zoning.

Mr. Gibson brought up that P&Z will need to consider these items and people may have objections.

The committee discussed the implications of permitting ADUs and allowing them throughout the community. Staff received consensus that these recommendations be brought forward for a general recommendation to the Planning Commission.

B. The Committee determined that most subcommittees did not need to meet, except for members of the rental housing subcommittee. No subcommittee meeting occurred.

C. The Committee set their next virtual meeting date for October 21st at 4 p.m.

6. ITEMS FOR NEXT AGENDA

There were no items identified for the next meeting.

7. ADJOURNMENT

The meeting was adjourned at 4:53

Approved on September 9, 2020 by:



Brian Cox, Chair