



**CITY OF NEW BRAUNFELS
WORKFORCE HOUSING ADVISORY COMMITTEE
January 20, 2021
MINUTES**

Wednesday, January 20, 2021 at 4:06 p.m. virtually via Zoom.

1. CALL TO ORDER

Chairman Brian Cox called the meeting to order at 4:06 p.m.

2. ROLL CALL

WHAC Members present: Brian Cox, Coy Chafin, Kandace Tornquist, Alice Jewell, Dawn Schriewer, Johnnie Rosenauer, Crystal Moore, Michael Meek, Stephen Brockman, Ellen Duncan, Tommy Carden

WHAC Members absent: Suzanne Kuntz, Shaun Gibson, Christopher Willis

Others present: Jeff Jewell, Jean Drew, Amy McWhorter, Sam Hunter

3. APPROVAL OF MINUTES

Mr. Meek moved to approve the meeting minutes from December 16, 2020. Mr. Brockman seconded the motion. The approval of the meeting minutes was unanimously.

4. INTRODUCTION OF NEW MEMBERS

Mr. Jewell presented updates to the WHAC agenda and introduced Members Coy Chafin Tommy Carden, and Dawn Schriewer as new appointees to the committee. Chairman Cox provided a brief recap on the committee's activities.

5. CITIZENS' COMMUNICATION

None

6. DISCUSSION AND ACTION

- A. Discussion of key takeaways from the Missing Middle Housing presentation from January 14, 2021. Mr. Jewell introduced the item and provided a brief recap of the Missing Middle Housing presentation. Committee member Schriewer noted the presentation's assertion that many missing middle products can be delivered without subsidies and that development regulations tend to be the major barrier. Committee members Rosenauer and Brockman noted that many of the building types mentioned in the Missing Middle presentation are appropriate for several areas in New Braunfels. Discussion continued about the presentation and feedback received by presentation attendees.
- B. Presentation and discussion of the January 5, 2021 Planning Commission meeting
Mr. Jewell introduced the item and invited Ms. Drew to provide a high-level presentation on recommendations made to Planning Commission to address barriers to the development of Missing Middle Housing and provide an update on the Planning Commission's response. Ms. Drew reviewed



how minimum lot size is a barrier to Missing Middle housing and provided an analysis of existing lots in the City that are zoned or appropriate for Missing Middle housing and more live-work uses and how our development regulations prohibit the development of these uses. She provided benchmark data from other communities to demonstrate how the City's regulations compare with those of comparable communities. She stated that the Planning Commission did not receive the recommendations favorably and that staff is reviewing other methods to bring the information back to Planning Commission to attempt to garner a more favorable response.

Mr. Jewell stated that specific concerns seemed to include a misunderstanding about what was being proposed and that it is possible the Commission did not understand that the recommendation was referring to reducing lot sizes in areas where duplexes are already allowed, but where lot sizes do not meet the minimum requirements.

Mr. Jewell reviewed the City's zoning history to highlight how the minimum lot size for duplexes has increased significantly. Discussion continued among the Committee on the best way to move forward and communicate the need and benefits of increasing the diversity of housing supply for the community. Committee member Schriever suggested a joint workshop with Planning Commission to address their concerns. Discussion continued about the need to provide better communication and education on Missing Middle and other housing initiatives.

Ms. Hunter noted that staff receives many inquiries about building accessory dwelling units on their lots, demonstrating community desire for such development.

C. Discussion and possible revisions to the WHAC Working Plan

Mr. Cox introduced the item and reviewed the timeline for the plan. Mr. Jewell noted that the plan was only populated through February 2021. He noted two regulatory changes had been proposed and the Committee is generally on track with the work plan, although internal publication schedules for Planning Commission meeting agendas have caused a slight delay. Discussion continued on the possibility of a joint workshop with the Planning Commission to discuss regulatory barriers to workforce housing.

D. Next Meeting Date: February 17, 2021

The Committee set their next virtual meeting date for February 17, 2021.

7. **ITEMS FOR NEXT AGENDA**

There were no items identified for the next meeting.

8. **ADJOURNMENT**

The meeting was adjourned at 4:56 p.m.

Approved on March 31, 2021 by:

A handwritten signature in black ink, appearing to be "Brian Cox", is written over a horizontal line.
Brian Cox, Chair