



College Station, TX

Meeting Agenda

Housing Plan Advisory Committee

1101 Texas Ave, College Station, TX 77840

Internet: www.microsoft.com/microsoft-teams/join-a-meeting

Meeting ID: 245 693 325 331 9 | Passcode: HJ7n6GX6

Phone: +1 979-431-4880 | Phone Conference: 620 089 875#

The City Council may or may not attend this meeting.

July 23, 2025

4:00 PM

1938 Executive Conference
Room

Notice is hereby given that a quorum of the meeting body will be present in the physical location stated above where citizens may also attend in order to view a member(s) participating by videoconference call as allowed by 551.127, Texas Government Code. The City uses a third-party vendor to host the virtual portion of the meeting; if virtual access is unavailable, meeting access and participation will be in-person only.

1. Call to order and introductions.

2. Hear Visitors.

During Hear Visitors an individual may address the City Council on any item which does not appear on the posted agenda. The City Council will listen and receive the information presented by the speaker, ask staff to look into the matter, or place the issue on a future agenda. Topics of operational concern shall be directed to the City Manager.

3. Agenda Items

3.1. Consideration, discussion, and possible action to approve meeting minutes.

Attachments: 1. July 2, 2025

3.2. Presentation, discussion, and possible action regarding the implementation of top-ranked Actions in the Housing Action Plan.

3.3. Presentation, discussion, and possible action regarding future meetings of the Committee.

4. Discussion and possible action on future agenda items.

A member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.

5. Adjourn.

Adjournment into Executive Session may occur in order to consider any item listed on the agenda if a matter is raised that is appropriate for Executive Session discussion.

I certify that the above Notice of Meeting was posted on the website and at College Station City Hall, 1101 Texas Avenue, College Station, Texas, on July 18, 2025 at 5:00 p.m.

City Secretary

This building is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are asked to contact the City Secretary's Office at (979) 764-3541, TDD at 1-800-735-2989, or email adaassistance@cstx.gov at least two business days prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least two business days prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations.

Penal Code § 30.07. Trespass by License Holder with an Openly Carried Handgun.

"Pursuant to Section 30.07, Penal Code (Trespass by License Holder with an Openly Carried Handgun) A Person Licensed under Subchapter H, Chapter 411, Government Code (Handgun Licensing Law), may not enter this Property with a Handgun that is Carried Openly."

Codigo Penal § 30.07. Traspasar Portando Armas de Mano al Aire Libre con Licencia.

"Conforme a la Seccion 30.07 del codigo penal (traspasar portando armas de mano al aire libre con licencia), personas con licencia bajo del Sub-Capitulo H, Capitulo 411, Codigo de Gobierno (Ley de licencias de arma de mano), no deben entrar a esta propiedad portando arma de mano al aire libre."

Minutes
Housing Plan Advisory Committee
July 2, 2025

Committee Members Present: Chairperson Geralyn Nolan, John Nesmith, Ivas Garcia, Brian Yung, Valen Cepak, and Aaron Shipp (via teams)

Committee Members Absent: June Martin

City Staff Present: Community Development Administrator David Brower, Community Development Analyst Raney Whitwell, Planning & Development Services Director Anthony Armstrong, Planning & Development Services Assistant Director Molly Hitchcock, Planning Administrator Christine Leal, Staff Planner Ashley Klein, Intern Angel Johnson, Intern Lauren Richter and Staff Assistant II Tiffany Romero

Visitors Present: Charles and Whitney Coats from Habitat for Humanity

1. Call meeting to Order and consider absence request.

Chairperson Nolan called the meeting to order at 4:03 p.m.

2. Hear Visitors

No visitors spoke.

3. Agenda Items

3.1 Consideration, discussion, and possible action to approve meeting minutes.

- May 28, 2025

Committee Member Yung, motioned to approve the minutes, Committee Member Cepak seconded the motion, the motion passed 5-0.

3.2 Presentation, discussion, and possible action regarding recent legislation as it pertains to housing.

Community Development Administrator David Brower shared the following new legislation that will apply as of September 1, 2025.

SB 1567 – Prohibits occupancy limits based on factors like familial status or relationship status.

SB 2835 – Encourages more construction of smaller apartment complexes with single staircases. These complexes can have a smaller footprint, which means more properties can be potential sites of what is also called “gentle” density. Building needs to be no more than six stories and no more than four dwelling units on any floor.

HB 24- Raises the petition threshold for property owners objecting to re-zoning for new development from 20% to 60%. City Council needs only a simple majority to approve the rezoning over a petition instead of a super majority that was required before.

As of September 1st these three bills will impact housing in College Station.

Administrator Brower also mentioned the following laws will apply when the population of College Station reaches 1500,000 and Brazos County reaches 300,000, which we expect to occur in the next five to seven years.

SB 2477 – Makes it easier to convert vacant office buildings into housing. In addition to requiring administrative approval if requirements are met, the law says a city cannot require a wide range of things with buildings proposed for conversion to mix-use residential or multifamily use.

SB 15 – Allows greater density (cannot require over 3,000 square-foot lots) on a tract of land that has no recorded plat, that will be platted and located in an area zoned for single-family homes and is five acres or more.

SB 840 – Requires allowing apartments and mixed-use developments in more places.

There was general discussion amongst the Committee regarding the new laws.

Chairperson Nolan requested more clarification on SB 840.

Director Armstrong clarified SB 840 stating that anything zoned single family would stay that zoning classification, but any property zoned non-residential would have to allow for multifamily as a buy right use.

Director Armstrong discussed how the City can address where we want to locate affordable housing, that there are several things in the plan about where the right places are to target.

3.3 Presentation, discussion, and possible action regarding the housing discussion at the June 12, 2025, City Council Meeting and the Housing Plan Advisory Committee's prioritization of the Plan's Goals, Strategies, and Actions.

Development Services Director Anthony Armstrong shared the housing discussion that was presented at Council. He stated that there is interest from City Council to waive building fees, impact fees, and parkland fees. City Council has strong interest in trying to accelerate some level of affordable housing conversation. He mentioned that affordable housing is primarily 30% of your income being spent on housing. He stated that from City Council's perspective, they want to know how to provide ownership opportunities to everybody. City Council is wanting to see the different ideas the Committee develops, including assessing and setting a rate of housing, as well as the type of housing product the Committee is wanting to target.

There was general discussion amongst the Committee.

3.4 Presentation, discussion, and possible action regarding the City's proposed 2025-2029 Consolidated Plan and FY2026 (PY2025) Annual Action Plan.

Community Development Analyst Raney Whitwell presented the Consolidated Plan and Annual Action Plan, stating that some of the grants listed could work with what the Committee is working on.

CDBG is much more flexible with less regulations, whereas HOME is a very narrow scope of what you can use the funds for. But both must meet one of the national objectives, such as benefiting low to moderate income persons, eliminate slum and blight, or meeting an urgent need. She stated that the majority of our funds would be used to benefit low to moderate income persons.

Analyst Whitwell presented the 2025-2026 Development Budget, totaling \$4,081,342.71 and stated that she will be taking this budget and plan to council on July 10th.

There was general discussion amongst the Committee regarding the budget.

4. Discussion and possible action of future agenda items.

Director Armstrong stated the intent is for the Committee to recommend to City Council how the City should waive fees for the two kinds of scenarios discussed.

5. Adjourn

Committee Member Cepak motioned to adjourn the meeting. Committee Member Yung seconded the motion, the motion passed 5-0.

The meeting adjourned at 5:27.

Approved:

Attest:

Geralyn Nolan, Chairperson

Tiffany Romero, Board Secretary