



College Station, TX

Meeting Agenda
Housing Plan Advisory Committee
1101 Texas Avenue, 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.

August 27, 2025	4:00 PM	City Hall Bush 4141 Community Room
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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.**

At this time, the Chairperson will open the floor to citizens wishing to address issues not already scheduled on today's agenda. Each citizen's presentation will be limited to three minutes in order to allow adequate time for the completion of the agenda items. Comments will be received and city staff may be asked to look into the matter, or the matter may be placed on a future agenda for discussion. A recording may be made of the meeting; please give your name and address for the record.

3. Agenda Items

- 3.1. Consideration, discussion, and possible action to approve meeting minutes.
Attachments: 1. July 23, 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 August 22, 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 23, 2025

Committee Members Present: Chairperson Geralyn Nolan, Ivas Garcia, Valen Cepak, and Aaron Shipp

Committee Members Absent: June Martin, John Nesmith, Brian Yung

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 Chrisine Leal, Principal Planner Heather Wade, Staff Planner Ashley Klein, Intern Angel Johnson, Intern Lauren Richter

1. Call meeting to Order and consider absence request.

Chairperson Nolan called the meeting to order at 4:15 p.m.

2. Hear Visitors

There were no visitors present.

3. Agenda Items

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

- July 2, 2025

Committee Member Cepak, motioned to approve the minutes, Committee Member Shipp seconded the motion, the motion passed 4-0.

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

Administrator Brower stated that in the short term the UDO will have to be amended to accommodate and come into compliance with SB1567 regarding limiting the number of people who may occupy a dwelling unit. He also mentioned that we will need to move forward to implement several housing bills recently enacted when our population hits certain thresholds stating that we will be required to implement the changes.

Administrator Brower stated that the Committee needs to start forming recommendations identifying important and impactful areas to meet certain goals in the plan. He said that Council made it clear that they want to encourage ADU's but with owner occupancy.

Director Armstrong gave examples of areas that are being built on 40-foot x 80-foot lots on average. He also gave examples of different ways to explore ideas for affordable housing. He stated we could enter into a development agreement and as a property owner or builder we would income restrict for a period of time. He also stated that with downpayment assistance we could help someone get into a structure and would restrict who we help with that program as a policy.

The Committee discussed wanting to come up with recommendations as a group but indicated that they would like to meet with developers and builders first to see what they think and could offer before providing recommendations.

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

Administrator Brower informed the committee that they could meet less often if they needed more time to talk things over and could also provide a workshop that could be held longer if time is needed.

4. Discussion and possible action of future agenda items.

August Agenda- Potential Fall Workshop.

5. Adjourn

Committee Member Cepak motioned to adjourn the meeting. Committee Member Garcia seconded the motion, the motion passed 4-0.

The meeting adjourned at 5:30.

Approved:

Attest:

Geralyn Nolan, Chairperson

Tiffany Romero, Board Secretary