



# 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](http://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.

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<b>September 24, 2025</b>	<b>4:00 PM</b>	<b>City Hall Bush 4141 Community Room</b>
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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.**
- 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. August 27, 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 Monday, September 15, 2025 at 5:00 p.m.

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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](mailto: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 August 27, 2025

**Committee Members Present:** Chairperson Geralyn Nolan, Ivas Garcia, Valen Cepak, Aaron Shipp, June Martin, John Nesmith, Brian Yung

**Committee Members Absent:** None

**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, Land Development Review Administrator Robin Macias, Assistant City Engineer Lucas Harper, Staff Assistant Tiffany Romero

**1. Call meeting to Order and consider absence request.**

Chairperson Nolan called the meeting to order at 4:02 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 23, 2025

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

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

Administrator Brower displayed a list of goals that the Committee previously discussed. The Committee's goals are to present recommendations to Council for the following actions:

- Amend the UDO to allow for greater density and a wider variety of housing options.
- Reduce or eliminate fees for affordable housing development.

The Committee also expressed interest in exploring rezonings that would permit additional density and housing types. Their discussion included examining areas currently without residential uses and consider mixed-use zoning to identify opportunities for incorporating housing.

Director Armstrong addressed the Committee regarding how construction costs are determined. He explained that in the context of affordable housing, it is difficult to find contractors willing to build three homes for the same cost as constructing a single market-rate home. With limited crews and capacity, contractors can only take on a set number of projects, and the return from building one higher priced home often outweighs the incentive to build multiple lower cost homes. He challenged the Committee to consider how cost might be distributed across as many opportunities as possible to help achieve lower housing prices. He also highlighted the human resource limitations in construction, noting that ensuring the availability of skilled crews and trades at the right time is a persistent challenge.

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

Chairperson Nolen asked the Committee to come up with their top 3 goals and to be able to support it before the next meeting.

**4. Discussion and possible action of future agenda items.**

September Agenda- Potential Fall Workshop.

**5. Adjourn**

**Committee Member Cepak motioned to adjourn the meeting. Committee Member Garcia seconded the motion, the motion passed 7-0.**

The meeting adjourned at 5:30.

**Approved:**

**Attest:**

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Geralyn Nolan, Chairperson

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Tiffany Romero, Board Secretary