



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: 290 833 421 542 5 | Passcode: j3vG9fS6
Phone: +1 979-431-4880 | Phone Conference: 754 741 817#

The City Council may or may not attend this meeting.

October 20, 2025	10:00 AM	City Hall Bush 4141 Community 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.

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. Workshop Agenda

3.1. Presentation and discussion of possible changes to the Unified Development Ordinance to achieve the goals of the Housing Action Plan.

Sponsors:

Attachments: None

3.2. Presentation and discussion of reducing or eliminating fees to achieve the goals of the Housing Action Plan.

Sponsors:

Attachments: None

4. Regular Agenda.

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

Attachments: 1. September 24, 2025

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

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

5. 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.

6. 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, October 13, 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 September 24, 2025

Committee Members Present: Chairperson Geralyn Nolan, Committee Members Ivis Garcia, Valen Cepak, Aaron Shipp, June Martin, Brian Yung

Committee Members Absent: John Nesmith

City Staff Present: Community Development Administrator David Brower, Community Development Analyst Raney Whitwell, Community Development Analyst Frank Myers, Assistant Director of Planning and Development Services Molly Hitchcock, Planning Administrator Chrisine Leal, Principal Planner Heather Wade, Staff Planner Ashley Klein, Staff Assistant Tiffany Romero

1. Call meeting to Order and consider absence request.

Chairperson Nolan called the meeting to order at 4:05 p.m.

2. Hear Visitors

There were no visitors present.

3. Agenda Items

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

- August 27, 2025

Committee Member Cepak motioned to approve the minutes, Committee Member Yung 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.

Community Development Analyst Frank Myers presented visuals to the committee showcasing a variety of housing types from other communities, illustrating various possibilities. Community Development Administrator David Brower reminded members that the committee had previously discussed increasing the diversity of housing options, particularly those that support homeownership opportunities. He also mentioned the potential for UDO amendments, the creation of land use restrictions, and the implementation of density bonuses to encourage affordable housing development.

The committee discussed various approaches to density bonuses. Possible changes to the UDO were discussed and staff reminded the Committee that changes to the UDO, such as allowing duplexes in various zoning districts, could not be selectively applied to certain

areas – they would be allowed by right in certain zoning districts as long as they meet the established standards and requirements.

Brower also noted that while affordable housing projects can be exempt from impact fees, they are not exempt from parkland and development fees.

Committee Member Yung suggested that if the average new home is approximately 2,000 square feet, it might be possible to encourage the construction of smaller homes by waiving or reducing certain fees or by creating incentives for builders. Committee Member Ship added that many consumers now prefer smaller homes, as larger houses often require more maintenance.

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

Chairperson Nolen requested a workshop to review the committee’s top goals, explore how they align with one another, and identify strategies to effectively integrate and prioritize them.

4. Discussion and possible action of future agenda items.

October Fall Workshop.

5. Adjourn

Committee Member Martin motioned to adjourn the meeting. Committee Member Shipp seconded the motion, the motion passed 6-0.

The meeting adjourned at 5:32.

Approved:

Attest:

Geralyn Nolan, Chairperson

Tiffany Romero, Board Secretary