



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.

November 19, 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.

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. October 20, 2025
 2. October 22, 2025

3.2. Presentation, discussion, and possible action regarding the presentation of Committee recommendations to Council.

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

3.4. 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 November 10, 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 October 20, 2025

Committee Members Present: Geralyn Nolan, John Nesmith, June Martin, Brian Yung, Valen Cepak, and Aaron Shipp

Committee Members Absent: Ivis Garcia

City Staff Present: Community Development Administrator David Brower, Community Development Analyst Raney Whitwell, Community Development Analyst Frank Myers, Community Development Analyst Eric Barton, Director of Planning and Development Services Anthony Armstrong, Assistant Director of Planning and Development Services Molly Hitchcock Planning Administrator, Land Development Review Administrator Robin Macias, Principal Planner Heather Wade, Staff Planner Ashley Klein, Staff Assistant Tiffany Romero

1. Call meeting to Order and Introductions

Chairperson Nolan called the meeting to order at 10:04 a.m.

2. Hear Visitors

There were no visitors present.

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.

Committee members began deliberating on UDO amendment recommendations for Housing Action Plan implementation.

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

The Committee discussed possibly reducing or eliminating fees for affordable housing development or to encourage specific housing types.

4 Regular Agenda

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

- September 24, 2025

Committee Member Cepak motioned to approve the minutes, Committee Member Martin seconded the motion, the motion passed 6-0.

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

Action will be taken at the next meeting.

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

Action will be taken at the next meeting November and December meeting dates.

5 Adjourn

Committee Member Yung motioned to adjourn the meeting, Committee Member Cepak seconded, the meeting adjourned at 1:02 p.m.

Approved:

Attest:

Geralyn Nolan, Chairperson

Tiffany Romero, Board Secretary

Minutes Housing Plan Advisory Committee October 22, 2025

Committee Members Present: Geralyn Nolan, John Nesmith, June Martin, Brian Yung, and Valen Cepak

Committee Members Absent: Ivis Garcia, John Nesmith and Aaron Shipp

City Staff Present: Community Development Administrator David Brower, Community Development Analyst Raney Whitwell, Community Development Analyst Frank Myers, Community Development Analyst Eric Barton, Director of Planning and Development Services Anthony Armstrong, Land Development Review Administrator Robin Macias, Principal Planner Heather Wade, Staff Planner Ashley Klein, Staff Assistant Tiffany Romero

1. Call meeting to Order and Introductions

Chairperson Nolan called the meeting to order at 4:08pm.

2. Hear Visitors

There were no visitors present.

3. Workshop Agenda

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

Meeting Minutes for 10/20 and 10/22 will be on next meeting's agenda.

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

Administrative Brower presented the recommendations that were discussed at the Board's October 20 Workshop, which were:

Recommendation 1:

- Proactively rezone priority areas for townhome and middle housing options specifically to encourage homeownership.
 - Set limits that enable growth toward target development goals
 - Prioritize rezonings near key activity centers and corridors
 - Direct growth where infrastructure can adequately serve it.

Recommendation 2:

- Reduce or waive fees based on how much the development is dedicated to affordable housing.
 - Define affordable housing as units rented or sold at below-market rate and restricted to low-and moderate-income households.

Recommendation 3:

- Investigate a tiered system for fees, reduce or waive fees for smaller square footage to incentivize new / future development.
 - Investigate impact on the budget from reduced or waived fees - what would the offset from new development be? How much new development would offset not having impact fees?

Committee Member Cepak motioned to approve the recommendations as presented, Committee Member Yung seconded the motion, which passed (5-0).

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

November 19th is the next proposed meeting date. December 17th will be the following potential date if a quorum can be present.

Committee Member Yung motioned to approve the meeting dates, Committee Member Martin seconded the motion, which passed (5-0).

4. Adjourn

Committee Member Yung motioned to adjourn the meeting, Committee Member Cepak seconded, the meeting adjourned at 5:32 p.m.

Approved:

Attest:

Geralyn Nolan, Chairperson

Tiffany Romero, Board Secretary