



College Station, TX

Meeting Agenda

Housing Plan Advisory Committee

1101 Texas Avenue, College Station, TX 77840

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

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The City Council may or may not attend this meeting.

July 22, 2026

4:00 PM

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 and introductions.

2. Agenda Items.

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

Attachments: 1. April 22, 2026

2.2. Presentation, discussion, and possible action regarding Housing Action Plan implementation progress.

2.3. Presentation, discussion, and possible action regarding the Housing Action Plan's Goals, Strategies, and Actions and next steps towards their implementation.

3. 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 13, 2026 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.

Minutes Housing Plan Advisory Committee April 22, 2026

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

Committee Members Absent: Ivas Garcia

City Staff Present: Community Development Administrator David Brower, Community Development Analyst Raney Whitwell, Community Development Analyst Frank Myers, Director of Planning and Development Services Anthony Armstrong, Assistant Director of Planning and Development Services Molly Hitchcock, Long Range Planning Administrator Christine Leal, 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 4:10pm.

2. Agenda Items

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

- February 25, 2026

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

2.2. Presentation, discussion, and possible action regarding the Housing Action Plan implementation progress.

Community Development Administrator Brower presented the following progress report on Housing Action Plan implementation:

The Committee was updated on affordable housing RFP responses, funding availability, nonprofit coordination, homebuyer education program outcomes, the upcoming density bonus RFP, and financing challenges with the Knoxwood Crossing LIHTC development.

Housing Plan Implementation Progress

- Affordable housing RFP 26-061 had two responses: Elder Aid and Brazos Valley Community Action Programs – staff are reviewing and will make selection by the end of the week.
- Staff taught a homebuyer education class in Partnership with the REACH Project – 19 participants received certificates.

- The density bonus RFP will go out in May – City Attorney’s Office is Finalizing a boiler agreement. Staff are benchmarking housing capacity studies.
- The Knoxwood Crossing LIHTC development fell through due to financing issues— Staff investigated CDBG Section 108 Loan Financing which was ultimately infeasible.

Committee member Cepak asked how much the grant amount was for the affordable housing program. Administrator Brower explained that there are \$480,000 of CDBG funds and \$300,000 of HOME funds. Almost reaching their offered amount of \$800,000. Staff are currently in the process of monitoring current CDBG and HOME grant funded affordable rental properties managed by nonprofit partners and will continue reviewing files. Further discussion continued about the purpose the program.

Committee member Cepak asked if a Triple P (public private partnership) could have saved the Knoxwood Crossing LIHTC development. Administrator Brower confirmed that this route was taken into consideration, but the site itself was problematic.

Committee member Cepak asked what the overall outcome of the density bonus RFP will be. Administrator Brower stated that they are asking for two things: for a density bonus model to accompany rezoning in the Northeast Gateway redevelopment plan and a more general study that will provide a density bonus framework which can be used for future rezoning in the rest of the city.

2.3. Presentation, discussion, and possible action regarding the Housing Action Plan’s Goals, Strategies, and Actions and next steps towards their implementation.

Staff Planner Klein provided a detailed briefing on city-initiated rezonings, criteria development, mixed residential land use areas, middle housing opportunities, community feedback consideration, and next steps for evaluating potential sites.

Staff Planner Klein’s presentation on Increasing Middle Housing in Mixed Residential (MR) Areas included the following information:

Mixed Residential (Future Land Use)

- Appropriate for residential infill and redevelopment that allows original character to evolve
- The only Future Land Use that allows Middle Housing
- 1,093 acres
- ~4% of City limits

Middle Housing (Zoning)

- Buffers between high – and low-density areas through variety of compatible housing types

- Townhome
- Duplex
- Courtyard House
- Multiplex (up to 12 units)
- Small Lot Single Family
- Live/Work Units
- Expands opportunities for both renter-and homeownership
- 401 acres
- 0.13% of City limits

Previous City Initiated Rezoning Efforts

- PH1 Middle Housing (2023)
 - 353 acres
 - 1,570 lots
- PH2 Middle Housing
 - 33 acres
 - 197 lots

Committee member Cepak asked if any of the Middle Housing initiatives had community opposition. Staff Planner Klein confirmed that this did happen and several initiated rezoning efforts did not move forward.

Staff Planner Klein presented the following information for possible City-initiated zoning:

Identified Areas

Criteria:

- Future Land Use of Mixed Residential
- Not a downzoning
- Not a school or church
- Not already Middle Housing

Total remaining: 204 acres

Could result in the addition of 1,356 housing units.

Some of the remaining areas were considered in previous City initiated rezoning efforts which did not go forward.

A graphic was displayed of zoning districts in Mixed Residential, by map quadrants.

Director of Planning and Development Services Armstrong went over the displayed map of quadrant 3 with the Committee. Committee Member Yung asked about the City's perspective in terms of changing these sites. Staff Planner Klein stated that the areas shown are key spots for future land use redevelopment. Further discussion followed.

Director of Planning and Development Services Armstrong reiterated what Staff Planner Klein presented, that there are a couple of properties that were part of the original request that went forward. He specified a couple of areas where collectively there was more negative feedback from a citizen standpoint. The City decided to pursue the various other areas consisting of over 1700 plus properties.

Park Place was part of Phase 2 that the City spent about \$40,000 on surveying for rezoning. The proposed rezoning was taken to a City Council meeting and a resident in the area spoke up against it and City Council denied it.

Committee member Cepak asked if Staff Planner Klein could walk through why changing the zoning is smart and the long-term goal. Staff Planner Klein responded by saying that taking a property that is currently zoned General Suburban and changing it to Middle Housing takes the burden off of the developer to change it later along with the inherent associated cost. Proactive rezoning could also draw attention to the possibility of different housing types, thereby incentivizing a more diverse mix of housing units.

Committee member Cepak voiced his desire to see the highlighted properties move forward for proactive rezoning to Middle Housing. Committee Member Martin agreed with the criteria and she said it seemed to be very reasonable and asked how schools fit into the selected criteria. Staff Planner Klein said schools were not included. Committee member Cepak stated he would like a deeper dive. All members agreed.

3. Adjourn

Committee Member Yung motioned to adjourn the meeting, Committee Shipp seconded, the meeting adjourned at 5:13 p.m.

Approved:

Attest:

Geralyn Nolan, Chairperson

Tiffany Romero, Board Secretary