

CITY OF HUNTSVILLE, TEXAS

Russell Humphrey, Mayor

Bert Lyle, Position 1 At-Large
Karen Denman, Position 2 At-Large
Vicki McKenzie, Position 3 At-Large
Pat Graham, Position 4 At-Large



Jon Strong, Mayor Pro Tem
Ward 4
Tore Fossum, Ward 1
Casey Cox, Ward 2
Anissa Antwine, Ward 3

HUNTSVILLE CITY COUNCIL AGENDA

TUESDAY, FEBRUARY 17, 2026

REGULAR SESSION 6:00 P.M. - Main Conference Room

City of Huntsville Service Center Complex, 448 Highway 75 N, Huntsville, Texas, 77320

Persons with disabilities who plan to attend this meeting and may need auxiliary aids or services are requested to contact the City Secretary's office (936.291.5413) two working days prior to the meeting for appropriate arrangements.

MAIN SESSION (6:00 p.m.)

CALL TO ORDER

INVOCATION AND PLEDGES - *U.S. Flag and Texas Flag: Honor the Texas Flag. I pledge allegiance to thee, Texas, one state, under God, one, and indivisible.* Test

PROCLAMATION

- a. Proclamation No. 2026-03 T'Vondre Sweat Day
Russell Humphrey, Mayor

PRESENTATIONS

PUBLIC HEARING

- a. Consider the Conditional Use Permit for 1857 SH 30 E to allow for religious assembly within a Medium Density Residential zoned area.
Layne Yeager, Development Services Director

1. CONSENT AGENDA

The presiding officer will call for public comments before action is taken on these items. *(Approval of Consent Agenda authorizes the City Manager to implement each item in accordance with staff recommendations. An item may be removed from the Consent Agenda and added to the Statutory Agenda for full discussion by request of a member of Council.)*

- a. Consider approving the Minutes from the February 3, 2026, Regular City Council Meeting.
Kristy Doll, City Secretary
- b. Consider Resolution No. 2026-05 amending Resolution No. 2025-07 designating authorized signatories for the contractual documents pertaining to the Community Development Block Grant Mitigation (CDBG-MIT) Resilient Communities Program through the General Land Office.
Lance Hall, Finance Director
- c. Consider approval of Resolution No. 2026-07 in support of an application to the Texas Department of Housing and Community Affairs for a 9% housing tax credit to fund the construction of Huntsville Village
Layne Yeager, Development Services Director

2. STATUTORY AGENDA

- a. Consider the Conditional Use Permit for 1857 SH 30 E to allow for religious assembly within a Medium Density Residential zoned area.
Layne Yeager, Development Services Director
- b. **First Reading** - Consider authorizing the City Manager to enter into an agreement with BGE, Inc. for professional engineering services for the FY 24-25 CIP Project B7 in AJ-11 Basin (Section 1) Gravity Line Rehabilitation Project.
Kathlie Jeng-Bulloch, City Engineer

3. CITY COUNCIL/MAYOR/CITY MANAGER

4. MEDIA INQUIRIES RELATED TO MATTERS ON THE AGENDA

5. ITEMS OF COMMUNITY INTEREST

6. EXECUTIVE SESSION

- a. City Council will convene in closed session as authorized by Texas Government Code, Chapter 551, Section 551.071 – to receive legal advice on the Airport FBO Agreement.

7. RECONVENE

Take action on item discussed in executive session, if needed.

ADJOURNMENT

*If during the course of the meeting and discussion of any items covered by this notice, City Council determines that a Closed or Executive session of the Council is required, then such closed meeting will be held as authorized by Texas Government Code, Chapter 551, Section 551.071 – consultation with counsel on legal matters; 551.072 – deliberation regarding purchase, exchange, lease or value of real property; 551.073 – deliberation regarding a prospective gift; 551.074 – personnel matters regarding the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; 551.076 – implementation of security personnel or devices; 551.087 – deliberation regarding economic development negotiation; Sec. 551.089 - deliberation regarding security devices or security audits; and/or other matters as authorized under the Texas Government Code. If a Closed or Executive session is held in accordance with the Texas Government Code as set out above, the City Council will reconvene in Open Session to take action, if necessary, on the items addressed during Executive Session.

CERTIFICATE

I, Kristy Doll, City Secretary, do hereby certify that the above notice was posted on the City Hall bulletin board, a place convenient and readily accessible to the general public at all times, and to the City's website, www.HuntsvilleTX.gov, in compliance with Chapter 551, Texas Government Code.

DATE OF POSTING: February 10, 2026

TIME OF POSTING: 12:15 p.m.

TAKEN DOWN:

Kristy Doll

Kristy Doll, City Secretary



CITY COUNCIL AGENDA
2/17/2026

Agenda Item Number: a.

Agenda Item: Proclamation No. 2026-03 T'Vondre Sweat Day

Initiating Department/Presenter: City Council

Presenter:
Russell Humphrey, Mayor

Recommended Motion: N/A

Strategic Initiative:

Discussion:

Previous Council Action:

Financial Implications: N/A

Approvals:
Kristy Doll

Associated Information:



CITY COUNCIL AGENDA

2/17/2026

Agenda Item Number: a.

Agenda Item: Consider the Conditional Use Permit for 1857 SH 30 E to allow for religious assembly within a Medium Density Residential zoned area.

Initiating Department/Presenter: Development Services

Presenter:

Layne Yeager, Development Services Director

Recommended Motion: NA

Strategic Initiative: Strategic Priority #3, Quality of Life – Establish an environment where citizens can thrive and enjoy the city in which they live. Provide services that enhance the quality of life for all, with focus on the full life cycle (children, students, families, and retirees) - by creating amenities that support physical, mental and social well-being. Support access to quality health services, education, housing, transportation, recreation and natural environment.

Discussion: Please refer to Item 2a for details.

Previous Council Action: None

Financial Implications: None

Approvals:

Layne Yeager

Ricardo Villagrand

Scott Swigert

Kristy Doll

Associated Information:



CITY COUNCIL AGENDA

2/17/2026

Agenda Item Number: 1.a.

Agenda Item: Consider approving the Minutes from the February 3, 2026, Regular City Council Meeting.

Initiating Department/Presenter: City Secretary

Presenter:

Kristy Doll, City Secretary

Recommended Motion: Motion to approve the Minutes from the February 3, 2026, Regular City Council Meeting.

Strategic Initiative:

Discussion:

Previous Council Action:

Financial Implications: NA

Approvals:

Kristy Doll

Associated Information:

1. City Council Meeting Minutes 02-03-2026

MINUTES FROM THE HUNTSVILLE CITY COUNCIL REGULAR MEETING HELD ON THE 3RD DAY OF FEBRUARY 2026 AT 6:00 P.M. AT THE CITY OF HUNTSVILLE SERVICE CENTER COMPLEX, LOCATED AT 448 HIGHWAY 75, IN THE CITY OF HUNTSVILLE, WALKER COUNTY, TEXAS.

The City Council met in a Workshop and Regular Session with the following:

COUNCILMEMBERS PRESENT: Mayor Humphrey, Mayor Pro Tem Strong, Councilmember At-Large Position 1 Lyle, Councilmember Ward 1 Fossum, Councilmember At-Large Position 2 Denman, Councilmember Ward 2 Cox, Councilmember Ward 3 Antwine, Councilmember At-Large Position 4 Graham

COUNCILMEMBERS ABSENT: Councilmember At-Large Position 3 McKenzie

OFFICERS PRESENT: Scott Swigert, City Manager; Kristy Doll, City Secretary; Leonard Schneider, City Attorney

OFFICERS ABSENT:

MAIN SESSION CALL TO ORDER

Mayor Humphrey called the meeting to order at 6:00 p.m.

INVOCATION AND PLEDGES - *U.S. Flag and Texas Flag: Honor the Texas Flag. I pledge allegiance to thee, Texas, one state, under God, one, and indivisible.*

Councilmember Bert Lyle gave the invocation, and the pledges were led by Mayor Humphrey.

PROCLAMATION

PRESENTATION

PUBLIC HEARING

1. CONSENT AGENDA

The presiding officer will call for public comments before action is taken on these items. (*Approval of Consent Agenda authorizes the City Manager to implement each item in accordance with staff recommendations. An item may be removed from the Consent Agenda and added to the Statutory Agenda for full discussion by request of a member of Council.*)

- a. Consider approving the Minutes from the January 20, 2026, Regular City Council Meeting.
Kristy Doll, City Secretary**
- b. Consider the acceptance of the Monthly Financial Report for the month of December 2025.
Lance Hall, Finance Director**
- c. Consider Resolution 2026-02 authorizing the submission of an application and acceptance of funding if awarded under the General Victim Assistance Grant Program.
Christina Bodin-Turner, Grants Manager**
- d. Consider Resolution 2026-06 authorizing the submission of an application for and acceptance of funding under the FY 2026 BUILD Grant Program for airport access planning improvements.
Christina Bodin-Turner, Grants Manager**

- e. Consider Resolution 2026-04 authorizing the submission of an application and acceptance of funding if awarded under the Project Safe Neighborhoods (PSN) Grant Program, FY 2027.**
Christina Bodin-Turner, Grants Manager

Councilmember Casey Cox made a motion to approve Consent Agenda Items a. through e. The motion was seconded by Councilmember Jon Strong. The motion passed 8 - 0. Yes: Russell Humphrey, Karen Denman, Jon Strong, Pat Graham, Bert Lyle, Anissa Antwine, Tore Fossum, Casey Cox; No: None

2. STATUTORY AGENDA

- a. Consider entering into an interlocal agreement with Sam Houston State University for the 2025-2026 High Potential Leadership Academy.**
Brian Beasley, HR Director

Councilmember Anissa Antwine made a motion to enter into an interlocal agreement with Sam Houston State University for the High Potential Leadership Academy for a one-time payment of \$6,000 for the 2025-2026 Leadership Academy. The motion was seconded by Councilmember Pat Graham. The motion passed 8 - 0. Yes: Russell Humphrey, Karen Denman, Jon Strong, Pat Graham, Bert Lyle, Anissa Antwine, Tore Fossum, Casey Cox; No: None

- b. Consider Mutual Release and Termination Agreement from the Public Improvement Agreement dated June 17, 2021, with Epoch Huntsville Tenant, LLC.**
Kathlie Jeng-Bulloch, City Engineer
Ricardo Villagrand, Assistant City Manager

Councilmember Jon Strong made a motion to authorize the City Manager to execute the Mutual Release and Termination Agreement for the Epoch Huntsville LLC. Development. The motion was seconded by Councilmember Tore Fossum. The motion passed 8 - 0. Yes: Russell Humphrey, Karen Denman, Jon Strong, Pat Graham, Bert Lyle, Anissa Antwine, Tore Fossum, Casey Cox; No: None

- c. First Reading - Consider authorizing the City Manager to award a purchasing contract for the rehabilitation of the Two Million Gallon Elevated Storage Tank located at the Palm Street Water Plant.**
Kim Kembro, Public Works Director

Councilmember Casey Cox made a motion to waive the two-reading requirement and authorize the City Manager to award a purchasing contract to O&J Coating Inc., for the rehabilitation of the Two Million Gallon Elevated Storage Tank located at the Palm Street Water Plant. The motion was seconded by Councilmember Tore Fossum. The motion passed 8 - 0. Yes: Russell Humphrey, Karen Denman, Jon Strong, Pat Graham, Bert Lyle, Anissa Antwine, Tore Fossum, Casey Cox; No: None

- d. First Reading - Consider adopting Ordinance No. 2026-01, Amending Chapter 6, Alcoholic Beverages of the Code of Ordinances.**
Kristy Doll, City Secretary

Councilmember Jon Strong made a motion to waive the two-reading requirement and adopt Ordinance No. 2026-01, Amending Chapter 6, Alcoholic Beverages of the Code of Ordinances. The motion was seconded by Councilmember Tore Fossum. The motion passed 8 - 0. Yes: Russell Humphrey, Karen Denman, Jon Strong, Pat Graham, Bert Lyle, Anissa Antwine, Tore Fossum, Casey Cox; No: None

- e. First Reading - Consider and possible action to approve Ordinance No. 2026-02, authorizing participation with other Entergy Service Area Cities in matters concerning Entergy Texas, Inc and**

authorizing the hiring of lawyers and rate experts and the City’s participation at the Public Utility Commission of Texas.

Leonard Schneider, City Attorney

Councilmember Tore Fossum made a motion to waive the two-reading requirement and approve Ordinance 2026-02 authorizing participation with other Entergy Service Area Cities in matters concerning Entergy Texas, Inc. and authorizing the hiring of lawyers and rate experts and the City’s participation at the Public Utility Commission of Texas. The motion was seconded by Councilmember Jon Strong. The motion passed 8 - 0. Yes: Russell Humphrey, Karen Denman, Jon Strong, Pat Graham, Bert Lyle, Anissa Antwine, Tore Fossum, Casey Cox; No: None

3. CITY COUNCIL/MAYOR/CITY MANAGER

4. MEDIA INQUIRIES RELATED TO MATTERS ON THE AGENDA

None

5. ITEMS OF COMMUNITY INTEREST

Councilmembers announced Items of Community Interest.

6. EXECUTIVE SESSION

- a. City Council will convene in closed session as authorized by Texas Government Code, Chapter 551, Section 551.074 – Personnel Matters: regarding the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee: City Attorney. Brian Beasley, HR Director**

City Council convened into Executive Session at 6:27 p.m.

7. RECONVENE

Take action on items discussed in executive session, if needed.

City Council reconvened from Executive Session at 6:41 p.m.

ADJOURNMENT

Mayor Humphrey adjourned the meeting without objection at 6:41 p.m.

ATTEST:

CITY OF HUNTSVILLE

Kristy Doll, City Secretary

Russell Humphrey, Mayor



CITY COUNCIL AGENDA

2/17/2026

Agenda Item Number: 1.b.

Agenda Item: Consider Resolution No. 2026-05 amending Resolution No. 2025-07 designating authorized signatories for the contractual documents pertaining to the Community Development Block Grant Mitigation (CDBG-MIT) Resilient Communities Program through the General Land Office.

Initiating Department/Presenter: Finance

Presenter:

Lance Hall, Finance Director

Recommended Motion: Move to approve Resolution No. 2026-05, amending Resolution No. 2025-07 designating authorized signatories for the contractual documents pertaining to the Community Development Block Grant Mitigation (CDBG-MIT) Resilient Communities Program through the General Land Office.

Strategic Initiative: Strategic Priority #4, Infrastructure - Develop and maintain a comprehensive and well-planned infrastructure network that prepares for the challenges of the future and provides quality, modern and efficient, water, wastewater, drainage and transportation services.

Discussion: The original Resolution authorized the Mayor and City Secretary as signatories authorized to execute the Request for Payment Form and Documents, we would like to change that to the City Manager and the Finance Director

Previous Council Action: Council approval resolution 2025-07 on February 18, 2025

Financial Implications: None

Approvals:

Lance Hall

Sam Masiel

Scott Swigert

Leonard Schneider

Kristy Doll

Associated Information:

1. RESOLUTION NO 2026-05

RESOLUTION NO.2026-05

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUNTSVILLE, TEXAS, AMENDING RESOLUTION NO. 2025-07 DESIGNATING AUTHORIZED SIGNATORIES FOR THE CONTRACTUAL DOCUMENTS PERTAINING TO THE COMMUNITY DEVELOPMENT BLOCK GRANT MITIGATION (CDBG-MIT) RESILIENT COMMUNITIES PROGRAM THROUGH THE GENERAL LAND OFFICE

WHEREAS, Huntsville, Texas (“the City”) received a CDBG-MIT Resilient Communities Program grant award from the General Land Office for an updated Comprehensive Plan for the City of Huntsville, and;

WHEREAS, The City Adopted Resolution NO. 2025-7 to appoint persons to execute contractual documents and documents for requesting funds from the General Land Office, and;

WHEREAS, the City is amending Resolution No. 2025-7 to state the Finance Director and City Manager are authorized to execute the Request for Payments Form and Documents, and;

WHEREAS, Huntsville, Texas, acknowledges that in the event that an authorized signatory of the City changes (elections, illness, resignations, etc.), the City must provide the General Land Office with the following:

- A resolution stating who the new authorized signatory is (not required if this original resolution names only the title and not the name of the signatory); and a revised *Depository/Authorized Signatories Designation Form*.

THEREFORE, be it resolved by the City Council of the City of Huntsville, Texas, that:

The City Mayor and the City Secretary will be authorized to execute contractual documents for the CDBG-MIT Resilient Communities Program through the General Land Office.

The Finance Director and the City Manager will be authorized to execute the Request for Payment Form documents required for requesting funds approved in the CDBG-MIT Resilient Communities Program through the General Land Office

PASSED AND APPROVED this 17th day of February 2026.

THE CITY OF HUNTSVILLE

Russell Humphrey, Mayor

ATTEST:

APPROVED AS TO FORM:

Kristy Doll, City Secretary

Leonard Schneider, City Attorney



CITY COUNCIL AGENDA

2/17/2026

Agenda Item Number: 1.c.

Agenda Item: Consider approval of Resolution No. 2026-07 in support of an application to the Texas Department of Housing and Community Affairs for a 9% housing tax credit to fund the construction of Huntsville Village

Initiating Department/Presenter: Development Services

Presenter:

Layne Yeager, Development Services Director

Recommended Motion: Move to approve Resolution No. 2026-07 in support of an application to the Texas Department of Housing and Community Affairs for a 9% housing tax credit to fund the construction of Huntsville Village at Montgomery Road & Tall Timber Lane.

Strategic Initiative: Strategic Priority #2, Economic Development - Create an economic climate for the City of Huntsville that drives development of diverse industries and sectors, providing sustainable economic growth and improved living standards.

Discussion: Huntsville Village LTD, is proposing to construct a high-quality family apartment community that will be three stories and have approximately 64 units.

Huntsville Village LTD, plans to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) Low Income Housing Tax Credit (LIHTC) Program. This program plays a key role in the development and preservation of affordable rental housing for low-income households. Tax credits provide a source of equity financing that multifamily developers can use to create affordable rental housing.

Specifically, the application to TDHCA targets the 9% Housing Tax Credit round, a highly competitive phase determined by a Regional Allocation Formula (RAF). Additional set-asides exist for developments at risk of losing affordability and subsidy, projects financed through USDA, and those owned by nonprofit entities.

TDHCA evaluates applications based on various criteria, with two pertinent to this resolution. First, points are awarded if the governing body of the municipality supports the development. Second, additional points are granted if the governing body commits to reducing development fees by no less than \$250.

Previous Council Action: None

Financial Implications: Waiver of \$250 in permit fees, and the City will receive permit fees, property taxes, and utility revenue from the finished project.

Approvals:

Layne Yeager
Ricardo Villagrand
Scott Swigert
Kristy Doll

Associated Information:

1. Huntsville Village Development Summary
2. Reso. 2026-07 - Huntsville Village LTD
3. Map Location



Huntsville Village



*3508 Montgomery Rd,
Huntsville TX 77340*



Apartment Community

Development Summary



January 22, 2026

Mayor Russell Humphrey
City of Huntsville
1212 Avenue M
Huntsville, TX 77340

Re: Proposed Low-income Housing Tax Credit Development

Dear Mayor Humphrey,

The Brownstone development team (“Brownstone”) is proposing to develop an approximately 64-unit rental housing community within the city of Huntsville, Texas. This new low-income development will target the city and county’s general and family population. The following is a summary of the proposed housing development and request for support from the city of Huntsville.

I. Proposed Development: Huntsville Village Apartments

Huntsville Village will target family residents and will include no more than 64 units. As developers, we purchased approximately 4.2 acres of land located at 3508 Montgomery Rd Huntsville, Texas several years ago. As currently modeled, Huntsville Village Apartments will consist of a 38% mix of 1-bedroom/1-bath units, 50% mix of 2-bedroom/2-bath units and 12% mix of 3-bedroom/2-bath units that will serve various income levels.

Huntsville Village Apartments will comply with all applicable accessibility standards and Brownstone plans to affirmatively market to family tenants through direct marketing. The proposed development will include common and unit amenities that are tailored to meet the needs of its residents.

The common amenities may include:

- *perimeter fencing*
- *ramada seating*
- *furnished fitness center*

- *mail room with parcel lockers*
- *furnished community center with covered patio*
- *energy and water conservation features*
- *dog park*
- *covered playground*
- *barbeque grills*

The unit amenities may include:

- *covered entries*
- *nine-foot ceilings*
- *lighting in all rooms*
- *ceiling fans in living area and all bedrooms*
- *washers and dryers in the units (provided by building)*
- *units prewired for high speed internet*
- *energy star or equivalently rated refrigerator and dishwasher*
- *microwave ovens*
- *self-cleaning ovens*
- *refrigerators with icemakers*

The estimated total cost of the development will be approximately \$18,000,000.00.

II. Incomes of the Development

The income levels for the rent-restricted units are based on the area medium income (AMI) in the Huntsville area. The development contains set-asides for a variety of income levels that will include 7.5% of affordable units at 30% AMI, 20% of affordable units at 50% AMI, 72.5% of affordable units at 60% AMI. All the units will have income and rent restrictions. Brownstone anticipates developing 64 units at Huntsville Village Apartments but the unit count could be reduced depending the total funding award.

2025 Gross Rent Limits

	1 Bedroom	2 Bedroom	3 Bedroom
30% AMI	\$447	\$536	\$619
50% AMI	\$745	\$893	\$1,032
60% AMI	\$894	\$1,072	\$1,239

2025 Income Limits

AMI %	1 PERSON	2 PERSON	3 PERSON
30	\$ 16,680	\$ 19,080	\$ 21,450
50	\$ 27,800	\$ 31,800	\$ 35,750
60	\$ 33,360	\$ 38,160	\$ 42,900

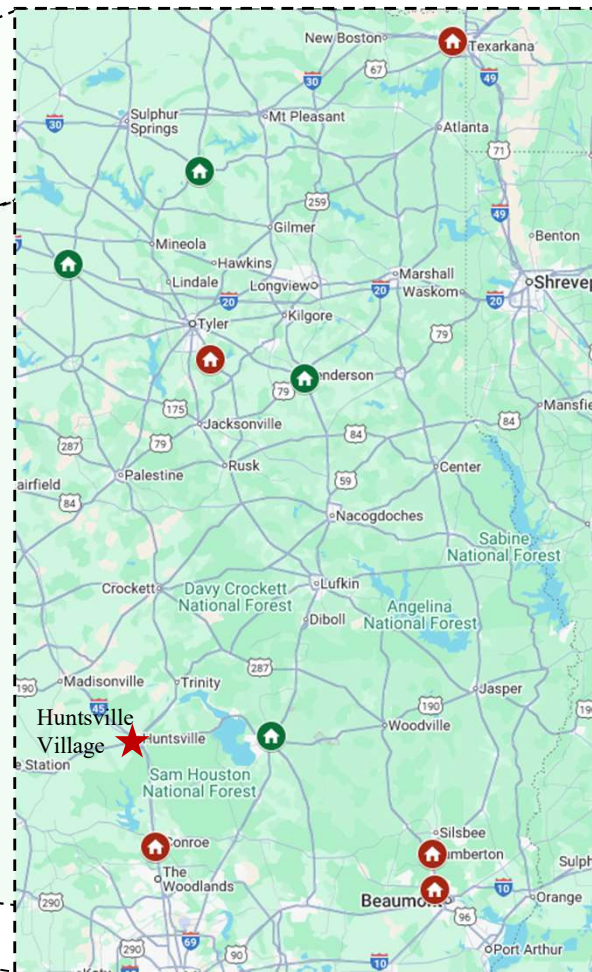
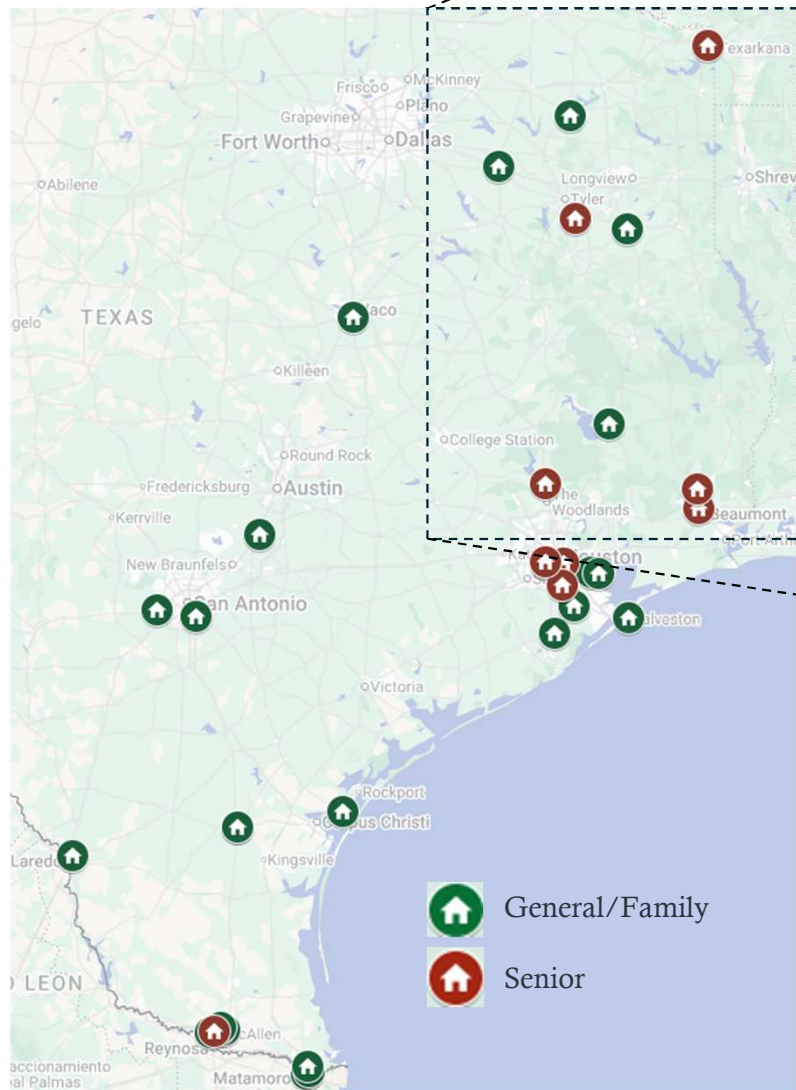
III. Experience of Development Team:

The Brownstone development team is a family owned and operated real estate development group that was formed in 1971 by William L. (“Bill”) Brown and is now led by his three sons, Jed, Doak and Wil Brown, along with long-time development partners. Since 2005, Brownstone’s affiliated companies have planned, developed and constructed over 20,000 housing units.

The Brown family members and Jeremy Mears have worked diligently to create a team of real estate professionals for development and construction. Brownstone is served by capable project managers, construction managers, project superintendents, and office staff. The complete group of partners, employees and consultants bring extensive experience and broad knowledge to the Brownstone group's team. Brownstone intends to use these relationships and quality design in the creation and construction of Huntsville Village. Please see the attached company brochure for an overview of our experience in multifamily housing.

TEXAS PORTFOLIO

as of January 20, 2026



Brownstone East Texas Affordable Properties

Name	City	Units	Type
Beaumont Senior Village	Beaumont	72	Senior
Lumberton Senior Village	Lumberton	56	Senior
Nash Senior Village	Nash	100	Senior
Whitehouse Senior Village	Whitehouse	72	Senior
Canton Village Homes	Canton	80	Family
Henderson Village	Henderson	80	Family
Livingston Village	Livingston	80	Family
Madison Oaks	Winnsboro	60	Family

IV. Support Request:

The Brownstone development team will form a limited partnership called BAH Huntsville Village Ltd. and will be submitting an application to the Texas Department of Housing and Community Affairs (“TDHCA”) for an allocation of 2026 9% low-income housing tax credits to support the financing of the proposed development of Huntsville Village Apartments. The tax credit applications are due into TDHCA on or before February 27, 2026. TDHCA is the agency in Texas that administers several federally funded housing programs including the housing tax credit program. The tax credit application and selection process for housing tax credits is highly competitive. Without the award of housing tax credits, the Brownstone development team will not be able to move forward with Huntsville Village Apartments. The application process is point based. Those applications receiving the highest score are awarded the housing tax credits.

Important point-based categories in the application scoring process include both a commitment of support from the city of Huntsville and a small contribution of value for the benefit of the development that is confirmed in a brief letter. The commitment of support can be a simple resolution (see attached, “Resolution Example”). The contribution can be de minimis and can have minimal monetary value, such as a \$250 reduction in the price on any county or city permit fees.

Ultimately, the Brownstone development team appreciates the opportunity to submit this project summary and support request and looks forward to working with the city of Huntsville in developing a quality housing development in your community.

Very truly yours,

Stedman Grigsby

The Brownstone Group, Inc.

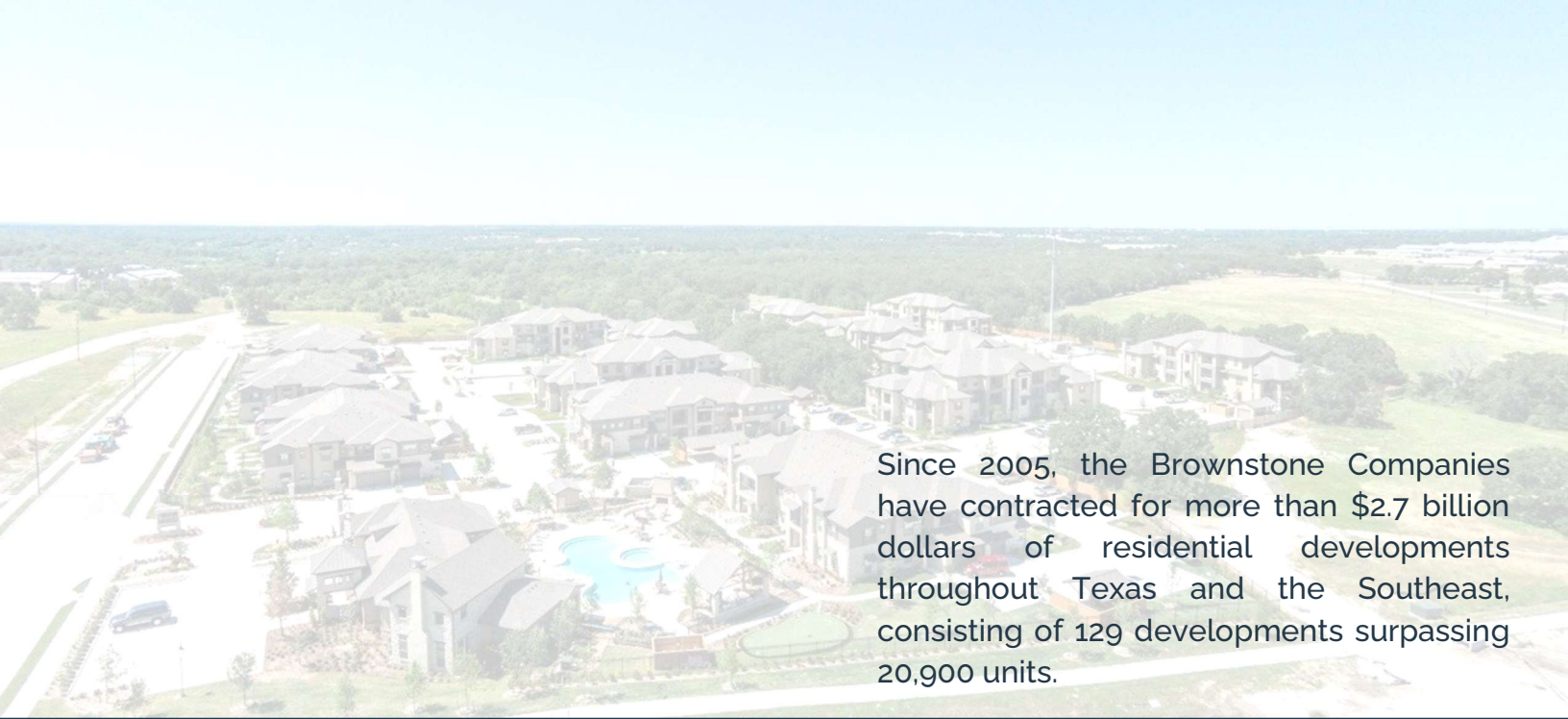




The Brownstone Group, Inc.

Residential
Communities

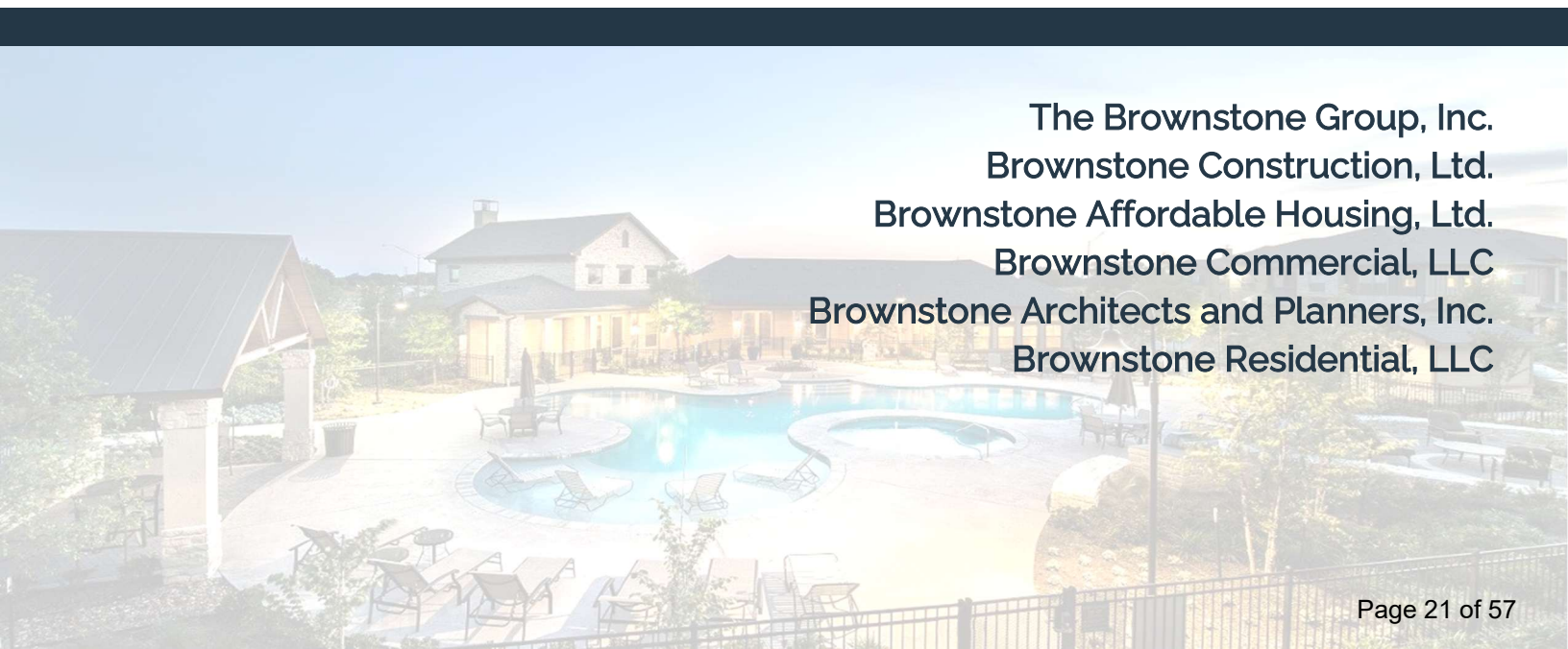




Since 2005, the Brownstone Companies have contracted for more than \$2.7 billion dollars of residential developments throughout Texas and the Southeast, consisting of 129 developments surpassing 20,900 units.



Our Companies



The Brownstone Group, Inc.
Brownstone Construction, Ltd.
Brownstone Affordable Housing, Ltd.
Brownstone Commercial, LLC
Brownstone Architects and Planners, Inc.
Brownstone Residential, LLC



President

Jed A. Brown joined the Brownstone companies in June of 2007. Jed offices in Laredo, and spends much of his time overseeing projects throughout central and south Texas. His focus is on site selection and development planning for multi-family residential. Jed has taken the lead for Brownstone on abatement and demolition projects as well as Brownstone's marketing and public relations. Jed received his Bachelor of Arts in Marketing from the University of Texas at Austin in 1991. A veteran in real estate development and construction, prior to joining Brownstone Jed worked in Laredo for 15 years as a Project and Construction Manager for commercial offices, industrial warehouses, and residential homes. He also oversaw development planning and construction for industrial, commercial and residential subdivisions. Jed served on the Webb County Appraisal Review Board from 1996 to 2001, Chairing the ARB in his final three years of service. In November of 2019 Jed was appointed by Texas Governor Greg Abbott to be the Chairman of the Webb County - City of Laredo Regional Mobility Authority. Jed is a licensed real estate broker in Texas, and a licensed private pilot.



Doak D. Brown joined the Brownstone team on a full-time basis in 2009. He is responsible for legal, development and finance matters for the Brownstone companies. Doak came to the Brownstone companies from the law firm of Campbell & Riggs, P.C. in Houston, where he was a shareholder specializing in transactional real estate law. He was Brownstone's outside counsel for many years and was involved in all facets of the Brownstone companies' real estate transactions. Doak received his Bachelor of Arts in Economics from the University of Texas at Austin in 1995 and his Doctor of Jurisprudence from the University of Houston Law Center in 1999. He was licensed to practice law in the State of Texas in 1999. Doak is a member of the real estate section of the Texas State Bar.





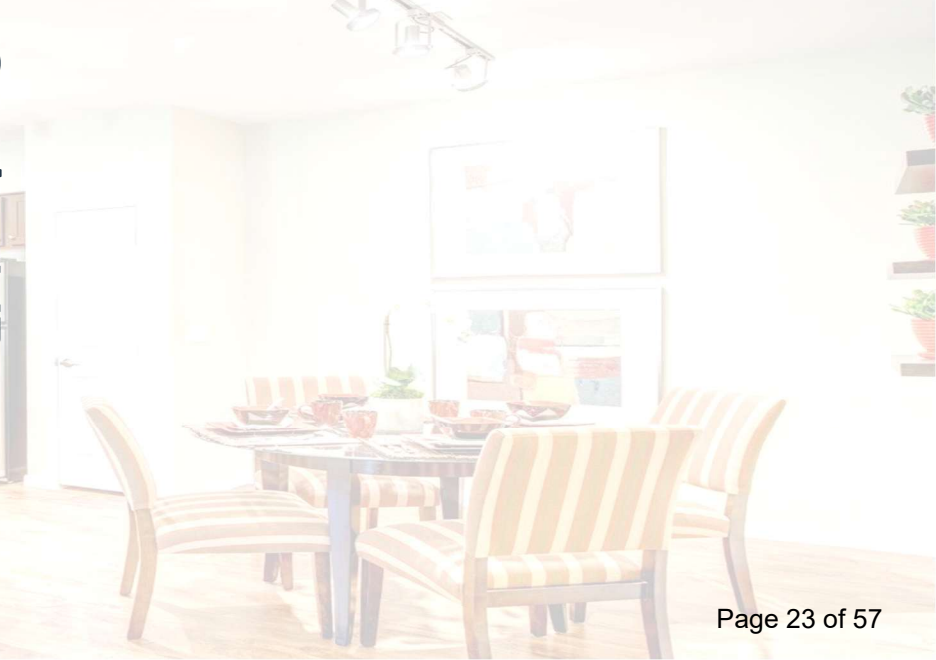
President
Brownstone Construction, Ltd.

Wil C. Brown brings his expertise in construction management to the Brownstone Group. Wil earned his Bachelor of Science in Construction Science from Texas A&M University in 2000. Wil spent four years working with national development companies that specialized in multi-family housing. During those years, he supervised the construction of over 1,000 units, and managed all aspects of the construction process. In 2005, Wil joined Brownstone with the goal of merging his construction knowledge with the skills and experience of his partners. Wil's acumen in the construction industry has served Brownstone well and he has supervised the construction of over 21 projects. While Wil is increasingly involved in the development aspects of Brownstone's multi-family business, he continues to focus his skill and energy primarily on maintaining the construction excellence that others have come to expect from Brownstone.



George "Larry" Counce II is a native Houstonian who comes to Brownstone Construction from one of the nation's leading real estate development companies. Larry joined Brownstone Construction in 2017 and brings two decades of hands-on experience in multifamily and commercial real estate construction projects, having supervised the construction of over 8,000 units. Larry's emphasis on developing people and their competencies, as well as demanding workplace safety, has been essential to his success. Larry is passionate about his work and thrilled to be part of the Brownstone team.

Senior VP
Brownstone Construction, Ltd.





Development Partner

Jeremy Mears brings more than 30 years of successful real estate, construction, and development experience to the Brownstone companies. In 1996, Jeremy earned his Bachelor of Science in Construction from the University of Louisiana at Monroe. Jeremy spent the first eight years of his career working with national luxury multifamily developers throughout Dallas, Austin, and San Antonio. During these years Jeremy specialized in Construction Management and Estimating for over 3,000 apartment units. In 2004, Jeremy started his own company called Mears Development. This company worked in the development and construction of new communities, and also the rehabilitation of existing apartment communities throughout Texas. In 2006, he joined forces with the Brownstone companies to focus on townhome and single-family developments in San Antonio. In 2010, Jeremy opened an office for the Brownstone companies in Monroe, Louisiana to focus on multi-family development and construction in Texas, Louisiana, Mississippi and other nearby states. This office focuses on market rate multi-family developments and affordable multi-family developments financed by housing tax credits and historic tax credits.



Chief Investment Officer

Jack Bonnette joined the Brownstone team in 2021 and leads underwriting, financing and capital management activities. Jack has 17+ years experience in all aspects of the multifamily business with direct involvement in 200+ projects and over 30,000 apartment units during tenures at Greystar, Millennia and individual entrepreneurial activities. Jack earned a BS in Ocean Engineering from the U.S. Naval Academy, a MS in Real Estate from the University of Florida and MBA from Harvard Business School.

Completed (18,254 Total Units)

San Diego Creek Apartments (72 Units) Alice, TX	LIHTC
San Gabriel Senior Village (100 Units) Georgetown, TX	LIHTC
Easterling Village (48 Units) Alice, TX	LIHTC
Thomas Ninke Senior Village (80 Units) Victoria, TX	LIHTC
Retama Village (128 Units) McAllen, TX	Mixed Finance – LIHTC & Public Housing
Gulfbreeze Plaza II (148 Units) Port Arthur, TX	CDBG
Bluebonnet Senior Village (36 Units) Alamo, TX	LIHTC
Retama Village Phase II (74 Units) McAllen, TX	Mixed Finance – LIHTC & Public Housing
Sunset Terrace (100 Units) Pharr, TX	Mixed Finance – LIHTC & Public Housing
Bluffs Landing Senior Village (144 Units) Round Rock, TX	LIHTC & HOME
Gulfbreeze Plaza I (86 Units) Port Arthur, TX	CDBG – Public Housing
Creekside Villas (144 Units) Buda, TX	LIHTC & HOME
Villas at Beaumont (36 Units) McAllen, TX	LIHTC
Pearland Senior Village (126 Units) Pearland, TX	LIHTC, TCAP & HOME
Parkview Terrace (100 Units) Pharr, TX	Mixed Finance – Exchange & Public Housing
Heights at Corral (80 Units) Kingsville, TX	Mixed Finance – Exchange & Public Housing
Belmont Senior Village (192 Units) Leander, TX	LIHTC, TCAP & HOME
Citrus Gardens (148 Units) Brownsville, TX	LIHTC & Section 8
Casa Ricardo (60 Units) Kingsville, TX	LIHTC & HOME
Merrit Lakeside (176 Units) Schertz, TX	LIHTC & HOME
Shiloh Crossing (156 Units) Laredo, TX	Market Rate & 221(d)4
Braeburn Village (140 Units) Houston, TX	LIHTC
Gary Street Village (35 Units) Winnsboro, LA	LIHTC & HOME
Aeolian Senior Apartments (60 Units) Vicksburg, MS	LIHTC & Historic Tax Credits
Blooms Apartments (30 Units) Tallulah, LA	LIHTC, HOME, & Historic Tax Credits
The Reserve at Traditions (240 Units) Bryan, TX	Market Rate – Conventional Financing
Merritt Legacy (208 Units) Leander, TX	LIHTC & HOME
Carr Central Apartments (72 Units) Vicksburg, MS	LIHTC & Historic Tax Credits
Gulf Coast Arms (160 Units) Houston, TX	LIHTC
Elm Street Village (34 Units) Tallulah, LA	LIHTC & USDA 538
River Bank Village (152 Units) Laredo, TX	LIHTC
Canton Village (80 Units) Canton, TX	LIHTC, HOME & USDA 538
Austin Village (30 Units) Bastrop, LA	LIHTC & USDA 538
La Esperanza Del Rio (60 Units) Rio Grande City, TX	LIHTC & USDA 538
Preston Apartments (40 Units) Magnolia, AR	LIHTC & USDA 538
Cibolo Crossing (236 Units) Laredo, TX	Market Rate – Conventional Financing
La Esperanza Del Alton (80 Units) Alton, TX	LIHTC & USDA 538
Sunset Terrace Senior Village (80 Units) Pharr, TX	CDBG
Madison Oaks (60 Units) Winnsboro, TX	LIHTC, HOME & USDA 538
Hawthorne at Traditions (156 Units) Bryan, TX	Market Rate – Conventional Financing
Hawthorne at Pasadena (294 Units) Pasadena, TX	Market Rate – Conventional Financing
Henderson Village (80 Units) Henderson, TX	LIHTC
Merritt Hill Country (80 Units) Dripping Springs, TX	LIHTC & 221(d)(4) – Major Subcontractor
Casa Verde (152 Units) Laredo, TX	LIHTC
Legacy at Lake Charles (268 Units) Lake Charles, LA	Market Rate – Conventional Financing
Taylor Senior Village (112 Units) Mission, TX	LIHTC
Canton High Apartments I and II (80 Units) Canton, MS	LIHTC & Historic Tax Credits
Liberty Village (124 Units) Edinburg, TX	Mixed Finance / LIHTC
Nash Senior Village (100 Units) Nash, TX	LIHTC
Whitehouse Senior Village (72 Units) Whitehouse, TX	LIHTC
Ariza Apartments (266) College Station, TX	Market Rate – Conventional Financing
Lake Park Townhomes (247 Units) Pearland, TX	Market Rate & 221(d)4

Merritt Heritage (244 Units) Georgetown, TX	LIHTC & 221(d)4
Lumberton Senior Village (56 Units) Lumberton, TX	LIHTC
Merritt Monument (104 Units) Midland, TX	LIHTC & 221(d)4
Legacy 2020 (212 Units) Gonzales, LA	Market Rate – Conventional Financing
Garden Valley (213 Units) Waxahachie, TX	Market Rate & 221(d)4
Las Palomas (122 Units) McAllen, TX	LIHTC
Lancaster Senior Village (144 Units) Houston, TX	LIHTC
Somerset Lofts (120 Units) Houston, TX	LIHTC
Reserve at Pinewood (190 Units) Port Arthur, TX	Market Rate & 221(d)4
Livingston Village (80 Units) Livingston, TX	CDBG - Disaster Recovery
Ariza Corpus Christi (286 Units) Corpus Christi, TX	Market Rate – Conventional Financing
San Juan Mission Villas (102 Units) San Antonio, TX	LIHTC
Blanco Riverwalk (252 Units) San Marcos, TX	Market Rate – Conventional Financing
Willow Creek Manor (128 Units) Alvin, TX	CDBG - Disaster Recovery
Jackson Apartments (120 Units) McAllen, TX	LIHTC
Poinsettia Gardens (150 Units) Brownsville TX	LIHTC
Alders at Rockwall (144 Units) Rockwall TX	Market Rate & 221(d)4
Alders at Magnolia (184 Units) Magnolia TX	Market Rate – Conventional Financing
Henry House at Clift Farms (273 Units) Huntsville AL	Market Rate – Conventional Financing
Windmill Ranch (326 Units) Odessa TX	Market Rate – Conventional Financing
South Rice Apartments (115 Units) Houston TX	LIHTC & CDBG - Disaster Recovery & OZ
Beaumont Senior Village (72 Units) Beaumont TX	CDBG - Disaster Recovery
Residences at Lake Waco (90 Units) Waco TX	LIHTC
Garland Senior Living (122 Units) Garland TX	LIHTC & 221(d)4 & HOME
Hibiscus Village (96 Units) McAllen TX	LIHTC
Hawthorne at Bay Forest (294 Units) La Porte TX	Market Rate – Conventional Financing
Cleburne Trails (288 Units) Cleburne TX	Market Rate – Conventional Financing
Angleton Village (108 Units) Angleton TX	CDBG - Disaster Recovery
Ingleside Village (128 Units) Ingleside TX	CDBG - Disaster Recovery
Alders at Cross Creek Ranch (172 Units) Fulshear, TX	Market Rate & 221(d)4
Regency Lofts (120 Units) Houston TX	LIHTC & CDBG - Disaster Recovery
Dian Street Villas (108 Units) Houston TX	LIHTC & CDBG - Disaster Recovery
Easton Park (320 Units) Austin TX	Market Rate & 221(d)4
Palladium Port Aransas (183 Units) Port Aransas TX	LIHTC & 221(d)4 & HOME
Embree Eastside (516 Units) Garland, TX	HUD 221(d)4
Hamilton at Garden Valley (175 Units) Waxahachie TX	Market Rate – Conventional Financing
Conroe Senior Village, (84 Units) Conroe, TX	CDBG - Disaster Recovery
Ariza Huntsville (316 Units) Huntsville AL	Market Rate – Conventional Financing
Farmhouse 121 (284 Units) Melissa, TX	Market Rate – Conventional Financing
Nathan Village (48 Units) Monroe, LA	LIHTC & CDBG - Disaster Recovery
Opal Point at Kyle (338 Units) Kyle, TX	Market Rate – Conventional Financing
Parker Village (262 Units) Owasso, OK	HUD 221(d)4
The Verge (262 Units) Kyle, TX	Market Rate – Conventional Financing
Ariza Conroe (240 Units) Conroe, TX	Market Rate – Conventional Financing
Virtuo Spring (314 Units) Spring, TX	Market Rate – Conventional Financing
Richmond Senior Village (125 Units) Houston, TX	LIHTC & CDBG - Disaster Recovery
Palladium East Berry (240 Units) Fort Worth, TX	LIHTC / Tax Exempt Private Activity Bonds
Hawthorne at Fairmont (291 Units) La Porte, TX	Market Rate – Conventional Financing
The Dunstan (300 Units) Galveston, TX	Market Rate – Conventional Financing
Ariza Corpus Christi Phase II (240 Units) Corpus Christi, TX	Market Rate – Conventional Financing
Dylan Apartments (249 Units) San Marcos, TX	Market Rate – Conventional Financing
The Fitzgerald (184 Units) Waxahachie, TX	Market Rate – Conventional Financing

Completed



The Foundry (366 Units) Grand Prairie, TX
Liberty Hill (270 Units) Liberty Hill, TX
OST Lofts (130 Units) Houston, TX
Alders at Prosper (188 Units) Prosper, TX
Artesia at Medina Valley (285 Units) San Antonio, TX
Hillside Crossing (108 Units) Laredo, TX
Paxton Place (350 Units) Huntsville, AL
Avanta Painted Tree (276 Units) McKinney, TX
Houston at Ella Boulevard (271 Units) Houston, TX
Avenue Heights (271 Units) Killeen, TX
Avanta - Chisholm Trail (244 Units) Fort Worth, TX
Knoll Street Crossing (271 Units) Houston, TX

Market Rate – Conventional Financing
Market Rate – Conventional Financing
LIHTC & CDBG - Disaster Recovery
Market Rate – Conventional Financing
Market Rate – Conventional Financing
LIHTC
Market Rate – Conventional Financing
Market Rate – Conventional Financing
LIHTC / ARPA
LIHTC
Market Rate – Conventional Financing
LIHTC



Under Construction (2,724 Total Units)



Palladium Crestway (271 Units) San Antonio, TX
The Rowan (318 Units) Knoxville, TN
Allegra at Cocoa (271 Units) Cocoa, FL
Anacua Family Village (271 Units) Mission, TX
Avanti Legacy Rosewood (271 Units) Laredo, TX
The Depot (271 Units) Celina, TX
Palladium San Antonio Military (271 Units) San Antonio, TX
Allegra at Shreveport (271 Units) Shreveport, LA
Palladium Old FM (271 Units) San Antonio, TX
Palladium Park Row Katy Living (271 Units) Katy, TX
Anacua Senior Village (104 Units) Mission, TX
Pradera at Rayzor Ranch (242 Units) Denton, TX
Edison 55 @ Woodforest (165 Units) Montgomery, TX

LIHTC / Tax Exempt Private Activity Bonds
Market Rate – Conventional Financing
Market Rate – Conventional Financing
LIHTC / GLO
LIHTC
Market Rate – Conventional Financing
LIHTC / Tax Exempt Bonds / HUD 221 (d)(4)
CDBG
LIHTC / Tax Exempt Bonds / HUD 221 (d)(4)
LIHTC / ARPA
LIHTC / GLO
Market Rate – Conventional Financing
Market Rate – Conventional Financing





Livingston Village (80 Units) Livingston, TX/ Completed 2020





Whitehouse Senior Village (72 Units) Whitehouse, TX/ Completed 2018





Lumberton Senior Village (56 Units) Lumberton, TX/ Completed 2019





Madison Oaks (60 Units) Winnsboro, TX/ Completed 2017





Nash Senior Village (100 Units) Nash, TX/ Completed 2018





Canton Village (80 Units) Canton, TX/ Completed 2015





Henderson Village (80 Units) Henderson, TX / Completed 2017





Lancaster Senior Village (144 Units) Houston, TX/ Completed 2020





Pearland Senior Village (126 Units) Pearland, TX / Completed 2011





Sample Club Interiors



RESOLUTION NO. 2026-07

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUNTSVILLE, TX, IN SUPPORT OF AN AFFORDABLE RENTAL HOUSING DEVELOPMENT TO BE KNOWN AS HUNTSVILLE VILLAGE LTD, AND IN SUPPORT OF AN APPLICATION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS 2026 COMPETITIVE 9% HOUSING TAX CREDITS APPLICATION FOR HUNTSVILLE LOFTS, A DEVELOPMENT TO BE LOCATED AT APPROXIMATELY MONTGOMERY ROAD. AND TALL TIMBERS LANE, HUNTSVILLE, TX , BETTER DESCRIBED AS PROPERTY I.D. 15915 ON THE WALKER COUNTY APPRAISAL DISTRICT, BEING A TRACT OR PARCEL OF LAND CONTAINING APPROXIMATELY 4.18 ACRES OF LAND, THE APPLICANT BEING HUNTSVILLE VILLAGE LTD; AND AUTHORIZING THE CITY MANAGER TO ACT AS THE EXECUTIVE OFFICER AND AUTHORIZED REPRESENTATIVE IN ALL MATTERS PERTAINING TO THE CITY'S SUPPORT OF THIS DEVELOPMENT

WHEREAS The Brownstone Group has proposed a development for affordable rental housing named Huntsville Villages in the Huntsville, Walker County; at approximately Montgomery Road & Tall Timber Lane, better described as Property ID 15915 on the Walker County Appraisal District, and

WHEREAS there is a need for affordable housing in the City of Huntsville Texas;

WHEREAS the applicant has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2026 Competitive 9% Housing Tax Credits for Huntsville Village;

NOW, THEREFORE, be it resolved by the City Council of the City of Huntsville, Texas that:

Section 1 The City of Huntsville, acting through its governing body, hereby confirms that it supports the proposed Huntsville Village, located at approximately Montgomery Road & Tall Timber Lane, Huntsville, Texas, 77340 and that this formal action has been taken to put on record the opinion expressed by the City of Huntsville on February 17, 2026.

Section 2 The City of Huntsville, acting through its governing body, hereby confirms that, upon successful award of 2026 Competitive 9% Housing Tax Credits, the city commits to providing reduced fees or a contribution of other value that equals a minimum of \$250 for the benefit of Huntsville Village.

Section 3 The City Manager is designated as the City's Chief Executive Officer and Authorized Representative to act in all matters in connection with this Resolution.

PASSED AND APPROVED this ____ day of _____ 2026.

THE CITY OF HUNTSVILLE

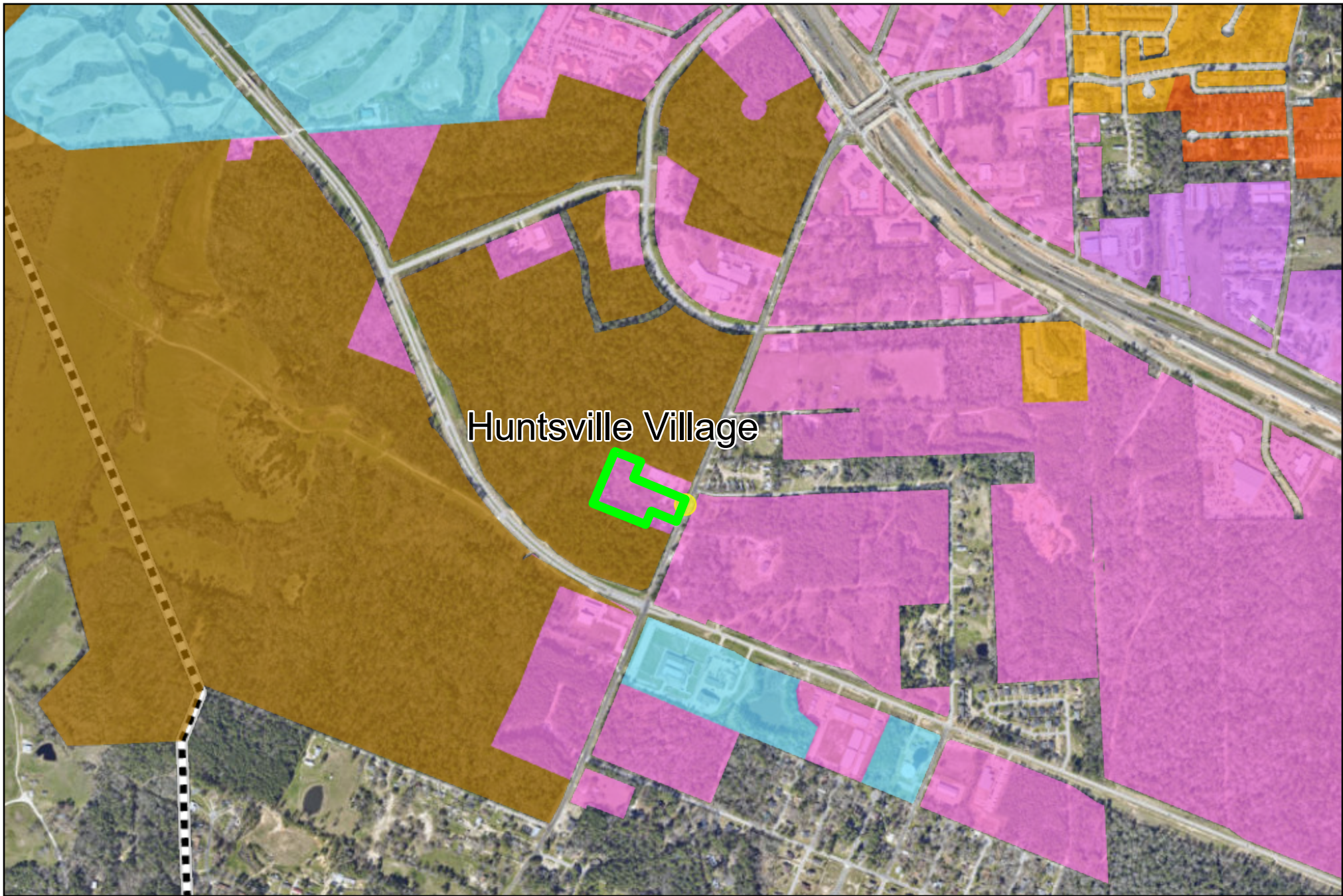
Russell Humphrey, Mayor

ATTEST:

APPROVED AS TO FORM:

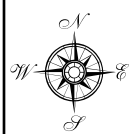
Kristy Doll, City Secretary

Leonard Schneider, City Attorney



Huntsville Village

The City of Huntsville, Texas or its employees gives NO warranty, expressed or implied, as to the accuracy, reliability, or completeness of these data. See the full GIS Data Disclaimer at: www.huntsvilletx.gov/438/City-Maps



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 On Any Print Size

Coordinate System: NAD 1983 StatePlane Texas Central FIPS 4203 Feet



CITY OF HUNTSVILLE, TX
 ENGINEERING DEPARTMENT / GIS DIVISION
HUNTSVILLE VILLAGE MAP LOCATION

CREATED DATE: 2/4/2026
 CITY SERVICE CENTER
 448 STATE HIGHWAY 75
 HUNTSVILLE, TX, 77320
 Map Created At:
www.huntsvilletx.gov/gis



CITY COUNCIL AGENDA

2/17/2026

Agenda Item Number: 2.a.

Agenda Item: Consider the Conditional Use Permit for 1857 SH 30 E to allow for religious assembly within a Medium Density Residential zoned area.

Initiating Department/Presenter: Development Services

Presenter:

Layne Yeager, Development Services Director

Recommended Motion: Approval of the Conditional Use Permit for 1857 SH 30 E to allow for religious assembly within a Medium Density Residential zoned area with the conditions outlined in the **Letter of Conditional Approval**.

Strategic Initiative: Strategic Priority #3, Quality of Life – Establish an environment where citizens can thrive and enjoy the city in which they live. Provide services that enhance the quality of life for all, with focus on the full life cycle (children, students, families, and retirees) - by creating amenities that support physical, mental and social well-being. Support access to quality health services, education, housing, transportation, recreation and natural environment.

Discussion: Staff received an application from the property owner for a Conditional Use Permit for a called 1.87-acre tract of land located at 1857 SH 30 E, Walker County Property ID #18981 to allow for a religious assembly. Adjacent adjoining properties are designated as MR and MU. The surrounding properties are developed, or undeveloped. Within the vicinity of this subject property, there are multiple properties identified as Mixed Use (MU) and Medium Density Residential (MR).

Conditional use approval procedure is intended to provide a transparent, public review process for land uses that, because of their widely varying design and operational characteristics, require case-by-case review in order to determine whether they will be compatible with surrounding uses and development patterns. The Planning Commission must hold a public hearing on the proposed conditional use.

Commission must then act, by simple majority vote, to recommend approval, approval with conditions, or denial of the request and convey its recommendation to City Council. City Council will also hold a public hearing on the proposed conditional use and then act, by simple majority vote, to recommend approval, approval with conditions, or denial of the request. The City Council may also remand the proposed conditional use application to the Planning Commission for further consideration.

No conditional use may be recommended for approval or approved unless the respective review or decision-making body determines that evidence has been submitted to support each of the following conclusions:

- That the proposed use is consistent with the Comprehensive Plan;
- That adequate utilities, roads, drainage and other necessary infrastructure facilities and public

services are or will be available to serve proposed use.

- That the proposed use will not be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity or be injurious to property values or improvements in the vicinity.
- The proposed use meets all supplemental regulations for the subject use.

The **attached Letter of Conditional Approval** provides **draft** conditions that would serve to mitigate possible nuisance effects of the development on surrounding properties. These conditions are intended to address noise, intrusive lighting, maintenance, visual clutter, and parking concerns, etc.

Previous Council Action: None

Financial Implications: None

Approvals:

Layne Yeager

Ricardo Villagrand

Kristy Doll

Scott Swigert

Associated Information:

1. Discussion form_Conditional Use_1857 SH 30 E
2. CUP 01-2026_1857 Hwy 30 E_ DRAFT Approval Letter
3. 1857 SH 30 E Zoning Map
4. 1857 SH 30 CU Application



PLANNING COMMISSION AGENDA ITEM DISCUSSION FORM

Prepared by: Deborah Capaccioli, Planner

Layne Yeager, City Planner

MEETING DATE: January 15, 2026

SUBJECT: Conditional Use

TYPE OF REVIEW: Conditional Use Permit

APPLICANT: Pastors Rebecca and Daniel Kash

LOCATION: Walker County Parcel ID # 18981, 1857 SH 30 E

FACTS, CODE REQUIREMENTS AND CONDITIONS

Staff received an application from the property owner for a Conditional Use Permit for a called 1.87-acre tract of land located at 1857 SH 30 E, Walker County Property ID #18981 to allow for a religious assembly. Adjacent adjoining properties are designated as MR and MU. The surrounding properties are developed, or undeveloped. Within the vicinity of this subject property, there are multiple properties identified as Mixed Use (MU) and Medium Density Residential (MR).

Conditional use approval procedure is intended to provide a transparent, public review process for land uses that, because of their widely varying design and operational characteristics, require case-by-case review in order to determine whether they will be compatible with surrounding uses and development patterns. The Planning Commission must hold a public hearing on the proposed conditional use. Commission must then act, by simple majority vote, to recommend approval, approval with conditions, or denial of the request and convey its recommendation to City Council. City Council will also hold a public hearing on the proposed conditional use and then act, by simple majority vote, to recommend approval, approval with conditions, or denial of the request and convey its recommendation to City. The City Council may also remand the proposed conditional use application to the Planning Commission for further consideration.

No conditional use may be recommended for approval or approved unless the respective review or decision-making body determines that evidence has been submitted to support each of the following conclusions:

- That the proposed use is consistent with the Comprehensive Plan;
- That adequate utilities, roads, drainage and other necessary infrastructure facilities and public services are or will be available to serve proposed use.
- That the proposed use will not be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity or be injurious to property values or improvements in the vicinity.
- The proposed use meets all supplemental regulations for the subject use.

The **attached Letter of Conditional Approval** provides **draft** conditions that would serve to mitigate possible nuisance effects of the development on surrounding properties. These conditions are intended to address noise, intrusive lighting, maintenance, visual clutter, and parking concerns, etc.

STAFF RECOMMENDATION:

*Staff finds that the proposed use will **not** be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity greater than any other use allowed by right in the Medium Density Residential District. Possible injurious effects on surrounding property value may be mitigated by the conditions of approval included in the draft Letter of Conditional Approval because the proposed conditions would provide sufficient improvements and buffering to create a safe and attractive environment for continued development in that area.*

*Due to this, **staff recommend approval** of the Conditional Use Permit, with the conditions outlined in the **Letter of Conditional Approval**. Final action will be decided by City Council.*

ATTACHMENTS:

Vicinity map
Application
Zoning Map
Letter of Conditional Approval



CITY OF
Huntsville
Incorporated in 1845 under the Republic of Texas

January 15, 2026

Exalted Christ Church
Attn: Pastors Daniel and Rebecca Kash
1405 Avenue M
Huntsville, Texas 77340

Re: CUP 04-2019; Application for Purpose-Built Shared Housing, Attached.

Dear Pastor Kash,

The City of Huntsville City Council approved your Conditional Use Permit on January 15, 2026, subject to the following conditions:

1. Expansion of any parking surfaces as needed should be placed to the rear or north side of the property opposite the adjacent residential properties. Review for consideration of access from Ryan Ferry Road.
5. The developer shall make reasonable efforts to retain as many mature trees as possible to maintain the buffer between the subject property and adjacent properties.
6. A perimeter buffer adjacent to 1805 SH 30 E shall incorporate a dense vegetation buffer, in the following manner:
 - a. A minimum of one (1) 15-gallon tree shall be planted at a maximum spacing of twenty (20)-foot intervals within five (5) feet of the required fencing. Understory planting should fill in between plantings to for a solid vegetation barrier.
 - b. Variations in the tree planting requirements in setback areas may be permitted in effective use with existing trees and vegetation to provide an adequate landscaped buffer between the housing development and adjoining ROWs.
 - c. A 6-foot high wood privacy fence shall be constructed along the property line where adjacent to existing single-family residential properties.
9. No part of the front setback of the development may be paved or otherwise covered in impervious material, except for the area required for vehicle and pedestrian access.
10. An approved photometric plan is required.
11. This document and an accompanying approved site plan constitute Conditional Use Permit 01-2026.

Please make note of the following excerpt from the ***Development Code, Section 12.809 Lapse of Approval***.

448 SH 75 N · Huntsville, TX 77320-1118 · 936-294-5700 · 936-294-5701 fax · www.huntsvilletx.gov

Our vision for the City of Huntsville is a community that is beautiful, historic, culturally diverse, affordable, safe, and well planned with great opportunity for our citizens.

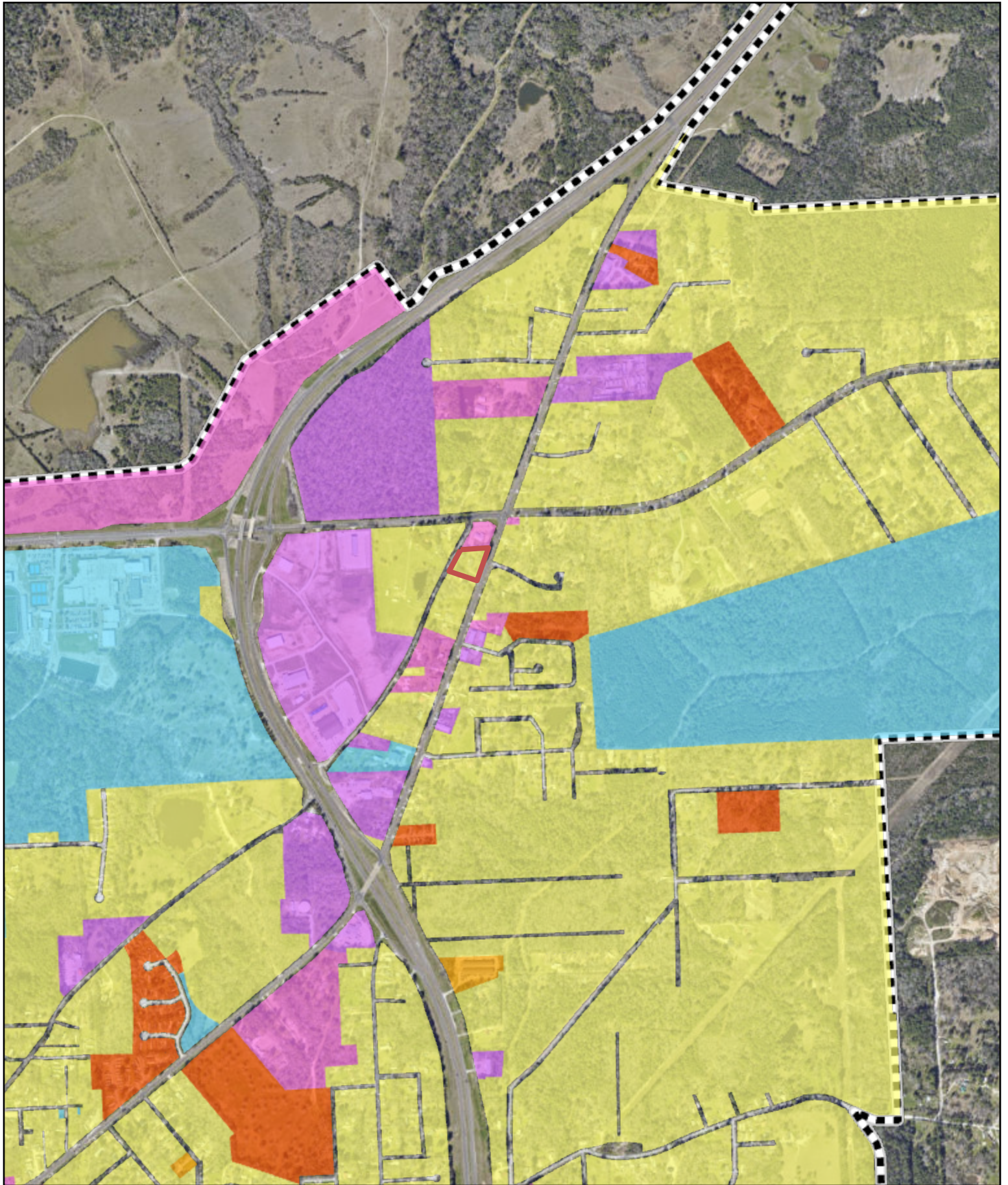


- 12.809.A An approved conditional use application will lapse and have no further effect 18 months after it is approved by the City Council, unless:
1. A building permit has been issued (if required);
 2. A certificate of occupancy has been issued; or
 3. The conditional use has been lawfully established.
- 12.809.B The City Council is authorized to extend the expiration period for good cause on up to 2 separate occasions, by up to one year each. Requests for extensions must be submitted to the City Planner and forwarded to the City Council for a final decision. 12.809.C A conditional use also lapses upon revocation of a building permit or a certificate of occupancy for violations of conditions of approval or upon expiration of a building permit to carry out the work authorized by the conditional use approval.

This letter serves as your authorization to proceed with the necessary permitting for the project. If we may be of further service to you, please do not hesitate to contact us at 936-294-5781.

Respectfully,

Deborah Capaccioli
Planner



The City of Huntsville, Texas or its employees gives NO warranty, expressed or implied, as to the accuracy, reliability, or completeness of these data. See full GIS Data Disclaimer at: www.huntsvilletx.gov/gis

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On 8.5 x 11 inch Print



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On Any Print Size

CREATED DATE: 1/7/2026

CITY OF HUNTSVILLE, TX
ENGINEERING DEPARTMENT / GIS DIVISION
1857 SH 30 E ZONING MAP





Conditional Use Permit Application

City of Huntsville | 448 State Highway 75 North | Huntsville, TX 77320 | 936-294-5782

Applicant Information - As authorized by the property owner(s)

Name EXALTED CHRIST CHURCH (PASTOR DANIEL & REBECCA KASH)

1405 AVENUE M

HUNTSVILLE

TX

77340

Mailing Address

City

State

Zip Code

Phone Number 832-572-0406

Alternate Phone Number 936-650-2811

E-mail: EXALTEDCHRISTCHURCH@YAHOO.COM

I hereby submit this request for the below Conditional Use Permit.

[Signature]

Signature

11/21/2025

Date

Property Owner Information [If more than one property owner, check ☐ & attach a separate page listing all owners]

By signing below, I acknowledge that I am the rightful owner of the property proposed for conditional use permit, and, if different, I authorize the "Applicant" to serve as my agent for matters pertaining to this application.

Name PASTOR REBECCA KASH

3527 WHITE OAK POINT DR

CONROE

TX

77384

Mailing Address

City

State

Zip Code

Phone Number 908-937-7857

Alternate Phone Number 832 572 0406

[Signature]

Signature

11/21/2025

Date

Proposed Location for Conditional Use Permit

Address or general location for the Conditional Use Permit. (Staff will assist with providing maps.)

1857 SH30E HUNTSVILLE TX 77320

Zoning District

Zoning District ☐ Medium Density Residential ☐ High Density Residential ☐ Simple Living Residential
☒ Mixed Use ☐ Industrial ☐ Public and Institutional
☐ Downtown ☐ Planned Development

Proposed Use and Additional Information

Please provide any additional information pertinent to the City's decision for this Conditional Use Permit. You may attach additional sheets as necessary.

To Use for Church for worship to bless our community and other multipurpose use.

Fees

\$300.00 Application Fee

Public Hearing

Public hearings are required for this request. City staff will complete all the requirements of the public hearing notice process.

For Staff Use Only

Received By and Date:

Fee Paid:

Planning Commission Date:

City Council Date:

Outcome:



CITY COUNCIL AGENDA

2/17/2026

Agenda Item Number: 2.b.

Agenda Item: First Reading - Consider authorizing the City Manager to enter into an agreement with BGE, Inc. for professional engineering services for the FY 24-25 CIP Project B7 in AJ-11 Basin (Section 1) Gravity Line Rehabilitation Project.

Initiating Department/Presenter: Engineering

Presenter:

Kathlie Jeng-Bulloch, City Engineer

Recommended Motion: Move to waive the two-reading requirement and approve to authorize the City Manager to enter into an agreement with BGE, Inc. for professional engineering services for the FY 24-25 CIP Project B7 in AJ-11 Basin (Section 1) Gravity Line Rehabilitation in the amount of \$306,802.00. This authorization includes Basic Services and Additional Services.

Strategic Initiative: Strategic Priority #4, Infrastructure - Develop and maintain a comprehensive and well-planned infrastructure network that prepares for the challenges of the future and provides quality, modern and efficient, water, wastewater, drainage and transportation services.

Discussion: A Request for Qualification (RFQ No 25-23) process was conducted for the Robinson Creek Wastewater Treatment Plant (WWTP), McDonald Lift Station (LS), and Sanitary Sewer Lines for six (6) different project areas. Twenty-three (23) applications from Engineering Firms were received. The Evaluation Committee consisted of five (5) staff members (plus three attending staff) from two (2) departments. As a result of this process, the top seventeen (17) Engineering Firms were invited to present their proposals to the committee members for the WWTP, LS, and Sanitary Sewer Lines projects.

BGE, Inc. is one of the selected six (6) presenters for the design of the Sanitary Sewer Line projects from Part I (Applications) and Part II (Presentations) Committee Evaluations.

This project was originally recommended as part of the City's 2016 Water and Wastewater Condition and Capacity Assessment Studies, Project B7 which includes the evaluation and replacement of aging Clay infrastructure in the AJ-11 Basin.

The project starts south of FM2821 E to the north of Emancipation Park adjacent to the Martin Luther King Jr Dr. approximately 5,000' of 6" Sanitary Sewer Line and 22 Sanitary MHs.

The scope assumes that the rehabilitation will be completed primarily with 75% of pipe bursting, and 25% open cut replacement when appropriate.

After negotiations of the Scope of Services and Fee Proposals, the total fee proposed by BGE, Inc is \$306,802.00, which includes Basic Services and Additional Services.

The Basic Services (\$189,900.00) includes Phase I- 60% Design, Phase II- 90% & 100% design, and Bid Phase, Phase III- Construction Services. The Additional Services (\$116,902.00) includes Topo Survey, CCTV, Construction Material Testing, and SWPPP.

Previous Council Action: The City Council approved FY 2024-2025 CIP budget for Project B7.

Financial Implications: ☐ **Item is budgeted:** FY 24-25 CIP and 2025 Bond Issue in the amount of \$432,000.00 for Design.

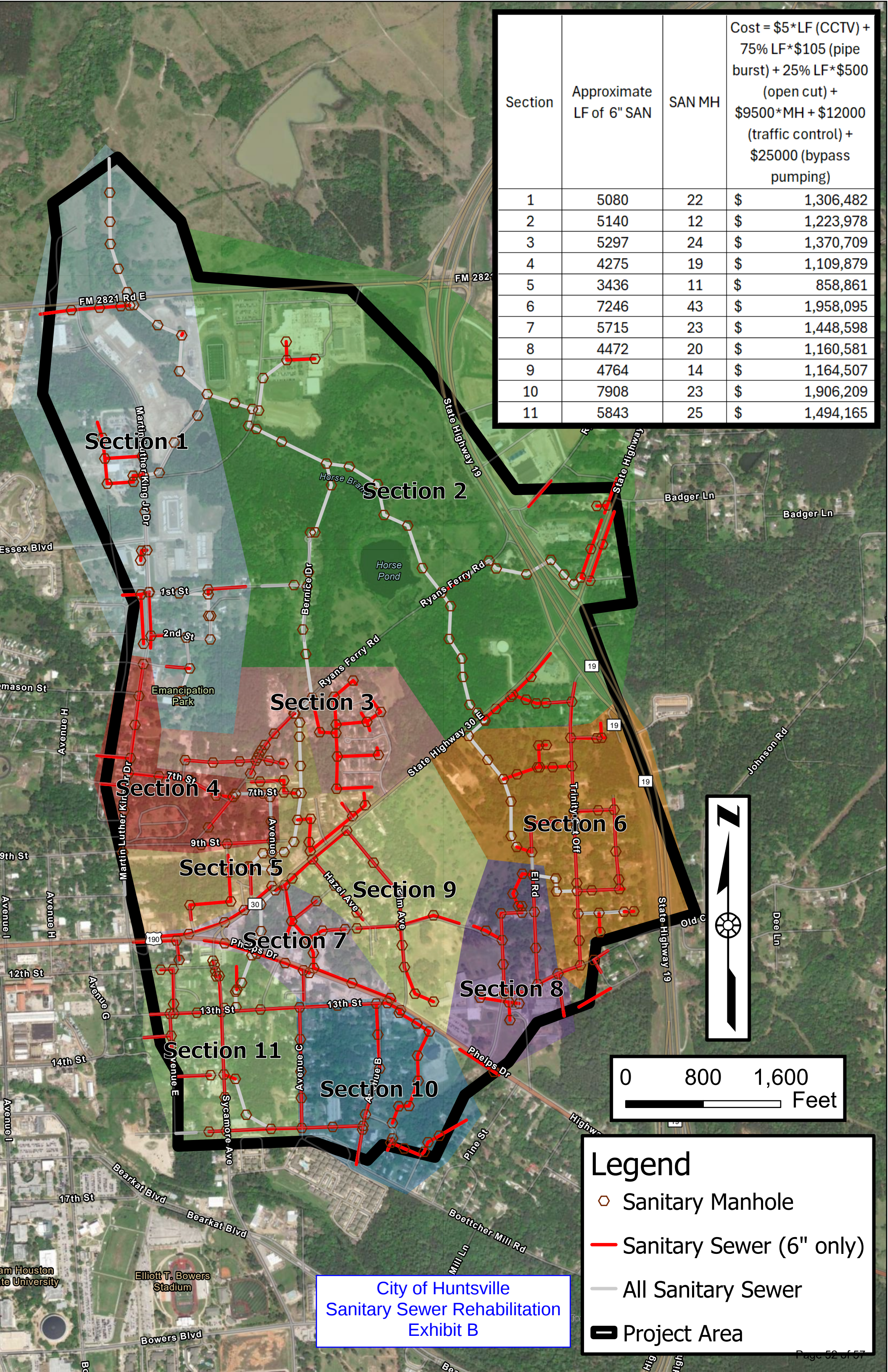
Approvals:

Kathlie Jeng-Bulloch
Ricardo Villagrand
Scott Swigert
Leonard Schneider
Kristy Doll

Associated Information:

1. 2021-01-05_11-Sections with Breakdown - Exhibit B
2. BGE Proposal City of Huntsville Sanitary Sewer Rehab Section 1 - 1-5-2026

Section	Approximate LF of 6" SAN	SAN MH	Cost = \$5*LF (CCTV) + 75% LF*\$105 (pipe burst) + 25% LF*\$500 (open cut) + \$9500*MH + \$12000 (traffic control) + \$25000 (bypass pumping)
1	5080	22	\$ 1,306,482
2	5140	12	\$ 1,223,978
3	5297	24	\$ 1,370,709
4	4275	19	\$ 1,109,879
5	3436	11	\$ 858,861
6	7246	43	\$ 1,958,095
7	5715	23	\$ 1,448,598
8	4472	20	\$ 1,160,581
9	4764	14	\$ 1,164,507
10	7908	23	\$ 1,906,209
11	5843	25	\$ 1,494,165



City of Huntsville
Sanitary Sewer Rehabilitation
Exhibit B



January 5, 2026

Ms. Dr. Kathlie S. Jeng-Bulloch, P.E., B.C. WRE, CFM, F.ASCE

City Engineer

Director of Engineering Department

City of Huntsville, Huntsville, Texas

Re: 6-inch Sanitary Sewer Rehabilitation Area 13 – Section 1

Proposal for Professional Engineering Services for 6-inch sanitary sewer rehabilitation project as requested.

Dear Ms. Jeng-Bulloch:

We are pleased to submit our proposal to provide professional engineering services as requested. Following is a description of the services to be provided.

6-inch Sanitary Sewer Rehabilitation

The original scope included 6-inch sanitary sewers and manhole rehabilitation and replacement for the entire area 13, see exhibit - A. BGE was then requested to further breakdown Area 13 into sections with an approximate construction cost of \$1,500,000 per section. This resulted into eleven (11) segments, see exhibit B. This proposal is for providing engineering services of Section 1 as indicated on exhibit B. In preparing the scope, the following assumptions were made:

- 75% of the 6-inch sanitary sewer lines can be replaced via pipe bursting, and
- 25% of the 6-inch sanitary sewer lines would need to be replaced via open cut.

The scope includes 6-inch sanitary sewer and manhole rehabilitation.

The below table indicates the approximate cost estimate for each of the 11 Sections.

Section	Approximate LF of 6" SAN	SAN MH	Cost = \$5*LF (CCTV) + 75% LF*\$105 (pipe burst) + 25% LF*\$500 (open cut) + \$9500*MH + \$12000 (traffic control) + \$25000 (bypass pumping)
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Schedule

The anticipated schedule to complete the design services is 240 calendar days from the effective date of the Notice to Proceed. This would include Phase I – 60% Design, Phase II – 90% & 100% Design, Phase II – Bid Phase, and Phase III – Construction Phase.

Opinion of Probable Construction Costs

A budgetary construction costs estimate of \$1,500,000 which includes 30% contingency was utilized for Section 1 . We will provide a detailed opinion of probable construction costs with each of our milestone submittals.

Deliverables

Project deliverables include the following:

- 60% Submittal
 - Design Plans and Table of Contents for Technical Specifications
 - Opinion of Probable Construction Costs
- 90% Submittal
 - Design Plans with agency review comments addressed
 - Draft Construction Contract Documents with Technical Specifications
 - Opinion of Probable Construction Costs
- 100% Submittal
 - Signed/sealed Design Plans with all agency approvals
 - Signed/sealed Construction Contract Document
 - Opinion of Probable Construction Costs

Design is planned to include rehabilitation of the existing 6-inch sanitary sewer lines within the limits of Section 1 as identified on Exhibit B. The design will include replacement by pipe-bursting method or open cut. If no CCTV is obtained during the design phase, the bid form will include a percentage of the 6-inch lines to be replaced by open-cut with the assumption that the lines will be replaced by pipe bursting unless identified differently. The CCTV will then be added to the construction phase of the work and become the responsibility of the contractor. The CCTC will be required to determine the location and size of service connections and existing sagged or block sections. The design assumes that all manholes will be replaced along the alignments of the 6-inch sanitary sewers, unless it is determined in the field that the manhole has recently been replaced

Submittals will be provided in electronic format for 60%, 90% and 100% submittals. Two (2) half size hard copies to be provided for 100% submittal if requested by City and one (1) full size set of printed "Record Drawings" and an electronic version for the City's permanent records.

Additional Services Fees

1. Topographic Survey (BGE): Survey will not include a full topographic survey. Survey will include drone aerial photogrammetry over the areas of the existing 6-inch sanitary sewer lines, coordination with City of Huntsville Survey Department to establish initial survey control, manhole rim and flowlines for the 6-lines, and arial target establishment.
2. CCTV – 6-inch lines (Chief Solutions): Perform closed circuit TV (CCTV) inspection of the existing 6-inch sanitary sewer lines – approximately 5,180 linear feet. The inspection would observe service lead tie-in locations, blockages in the lines, and sags in the existing lines.
3. Construction Material Testing (Raba Kistner, Inc.): Construction materials testing will be performed on a time and material basis, and include the following; Project management, data processing, reports, soil sampling for trench backfill, field compaction testing as needed, moisture-density testing, cast-in-place concrete testing as needed for street repairs, and asphalt testing for street repairs as needed.
4. Storm Water Pollution Prevention Plan (BGE): Provide typical layout and details for the SWPPP.
5. Traffic Control Plan (BGE): Provide typical layout and details for lane closures, or other conditions to accommodate the CCTV or CMT work.

Professional Fees

We propose to provide the design, bid, construction phase and additional services on a lump sum basis as detailed in the breakdown of these fees as shown below.

Basic Services:

Task	Fee
Phase I – Design 60%	\$ 39,500.00
Phase II – Design 90% & 100%	\$ 72,400.00
Phase II – Bid Phase	\$ 20,000.00
Phase III – Construction (CPS – T&M*)	\$ 49,000.00
Reimbursable Expenses	<u>\$ 5,000.00</u>
Total Fee	\$ 189,900.00

*- T&M Time and Material

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Additional Services (includes 10% Mark-up on Sub Consultants where applicable):

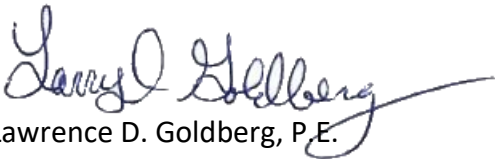
Task	Fee
Topographic Survey - BGE	\$ 30,978.00
CCTV – Chief Solutions – 10%	\$ 27,181.00
CMT Services (T&M*) 10%	\$ 43,743.00
SWPPP - BGE	\$ 6,000.00
TCP Typical Details - BGE	\$ 6,000.00
Reimbursable Expenses	<u>\$ 3,000.00</u>
Total Fee	\$116,902.00

*-Time and Materials

Elizabeth Byrd, P.E., will serve as the project manager for this assignment. If this proposal meets your approval, please sign and return a copy for our files. If you have any questions or need any additional information, please contact Elizabeth at 713-488-8396 or ebyrd@bgeinc.com or me at lgoldberg@bgeinc.com or 713-488-8146.

Thank you again for the opportunity to submit this proposal. We look forward to working with you.

Sincerely,



Lawrence D. Goldberg, P.E.
Senior Technical Advisor - Public Works
BGE, Inc.

Enclosures: Exhibit – A – Area 13 Breakout
Exhibit – B – Section 1 Breakdown

AGREED AND
ACCEPTED BY: _____

NAME: _____

TITLE: _____

DATE: _____

FOR: **City of Huntsville**



CITY COUNCIL AGENDA

2/17/2026

Agenda Item Number: 6.a.

Agenda Item: City Council will convene in closed session as authorized by Texas Government Code, Chapter 551, Section 551.071 – to receive legal advice on the Airport FBO Agreement.

Initiating Department/Presenter: City Attorney

Presenter:

Recommended Motion:

Strategic Initiative:

Discussion:

Previous Council Action:

Financial Implications:

Approvals:

Ricardo Villagrand
Scott Swigert
Leonard Schneider
Kristy Doll

Associated Information: