

Tino Villarreal, Commissioner At-large "A"  
Bryan L. Martinez, Commissioner District 1  
Gustavo De Leon, Commissioner District 3



Nurith Galonsky, Commissioner At-large "B"  
Linda C. Macias, Commissioner District 2  
Pedro E. Cardenas, Commissioner District 4

John Cowen, Jr, Mayor

## NOTICE OF A PUBLIC MEETING OF THE CITY COMMISSION OF THE CITY OF BROWNSVILLE

Pursuant to Chapter 551, Title 5 of the Texas Government Code, the Texas Open Meetings Act, notice is hereby given that the City Commission of the City of Brownsville, Texas, in accordance with Article V, Section 12, of the Charter of said City, will convene a **Special Work Session Meeting at 4:00 P.M. and Regular Meeting at 5:00 P.M., on February 3, 2026**, in the Commission Chambers, on the Second Floor of the Brownsville City Hall - Old Federal Building, located at 1001 East Elizabeth Street, Brownsville, Cameron County, Texas, 78520.

Pursuant to Section 551.127, Texas Government Code, one or more Commissioners or employees may attend this meeting remotely using videoconferencing technology. The video and audio feed of the videoconferencing equipment can be viewed and heard by the public at the address posted above as the location of the meeting. Members of the public, employees, and the City Commission may join via the Webex Teleconference Meeting by logging on at:

<https://brownsvilletx.webex.com/brownsvilletx/j.php?MTID=mb0f8d1240d8f166059ae34c036f78f88>

Meeting number: 2532 697 4533

Password: commission (26664774 when dialing from a video system)

Join by video system

Dial [25326974533@brownsvilletx.webex.com](mailto:25326974533@brownsvilletx.webex.com)

You can also dial 173.243.2.68 and enter your meeting number.

Join by phone

1-844-621-3956 United States Toll Free

+1-650-479-3208 United States Toll

Access code: 253 269 74533

This Notice and Meeting Agenda are posted online at: <https://brownsvilletx.gov/129/Agendas-Minutes>

Members of the public who submitted a "Public Comment Form" will be permitted to offer public comments as provided by the agenda and as permitted by the presiding officer during the meeting. A recording of the meeting will be made and will be available to the public in accordance with the Open Meetings Act. At any time during the course of the posted meeting, the Brownsville City Commission may retire into Executive Session under Texas Government Code 551.071 to confer with legal counsel on any subject matter on this agenda in which the duty of the attorney to the City Commission under Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Texas Government Code. Further, at any time during this meeting, the City Commission may retire to deliberate on any subject slated for discussion at this meeting, as may be permitted under one or more exceptions to the Texas Open Meetings Act set forth in Title 5, Subtitle A, Chapter 551, Subchapter D of the Texas Government Code.

## **CALL TO ORDER**

### **WORK SESSION(S)**

As a governmental body, the City Commission will not vote or take any formal action on any items discussed in the work session portion of the agenda.

- 1) Discussion of proposed Unified Development Code regulations for bars and restaurants. (Planning and Redevelopment Department/ City Attorney's Office / City Manager's Office)

## **ADJOURN SPECIAL WORK SESSION**

## **CALL TO ORDER**

- a) ROLL CALL
- b) INVOCATION
- c) PLEDGE OF ALLEGIANCE TO THE FLAGS OF THE UNITED STATES OF AMERICA AND STATE OF TEXAS

### **PROCLAMATION(S)**

- 1) 25th Silver Anniversary for UTHealth Houston School of Public Health (Mayor J. Cowen; Commissioner T. Villarreal)
- 2) Recognizing National Burn Prevention Week (Commissioner B. Martinez; Commissioner L. Macias)
- 3) Recognizing Mr. Mike Hernandez (Commissioner P. Cardenas; Commissioner T. Villarreal)

## **PUBLIC COMMENT PERIOD**

- **Non-Agenda Items:** Kindly submit a "Public Comment Form" stating the City business or City policy you wish to speak to an hour before the start of the scheduled meeting time with the City Secretary. Forms are not reserved for anyone nor may time be deferred to anyone. PowerPoint presentations may not be accommodated. This period is limited to five (5) speakers with a time limit of three (3) minutes per speaker.
- **Agenda Items:** Kindly submit a "Public Comment Form" stating which item(s) on the agenda you wish to speak to an hour before the start of the scheduled meeting time with the City Secretary. Speakers will be allowed to address the Commission on the agenda item before it is to be considered. The speaker is limited to three (3) minutes.
- **Time Limits:** The City Commission shall have the discretion to modify its regulations regarding time limits on public comment if necessary. For example, the time limit may be shortened to accommodate a lengthy agenda or it could be lengthened to allow additional time for discussion on a complicated matter or if there is a need for an interpreter.

## **CITY MANAGER'S UPDATE**

- 1) Recognition of Officers for Outstanding Service at Fire Scene (Commissioner G. De Leon; Commissioner T. Villarreal)

### **CONSENT AGENDA ITEM(S)**

The following are considered to be routine by the City Commission and will be approved by one motion. There will be no separate discussion of these items unless a City Commissioner so requests, in which event the item will be removed from the Consent Agenda and considered in its normal sequence on the Agenda.

- 1) Consideration of approval of minutes from the City Commission Regular Meeting held on January 20, 2026 and the City Commission Special Meeting held on January 23, 2026. (Office of the City Secretary)
- 2) Consideration and **ACTION** to approve the Memorandum of Understanding (MOU) between the Texas Division of Emergency Management and the City of Brownsville's Texas Emergency Management Assistance Teams. (Office of Emergency Management & Homeland Security)
- 3) Consideration and **ACTION** to award Task Order #2 to McFarland Johnson Inc., for the Rental Car Parking Lot Expansion and Quick Turn Around Area Planning and Conceptual Design for Brownsville South Padre Island International Airport in the amount of \$561,530, as budgeted. (Airport Department)
- 4) Consideration and **ACTION** to renew an annual license contract with Tyler Technologies, Inc. for New World (Logos) Enterprise Resource Planning (ERP) in the amount of \$177,149.98, as budgeted. (Information Technology Department)
- 5) Consideration and **ACTION** for a term contract for Task Order #1 for the Traffic Signal Engineering and Miscellaneous Projects with Halff Associates, Inc., in the amount of \$216,500, as budgeted. (Engineering & Public Works Department)
- 6) Consideration and **ACTION** to approve **Resolution Number 2026-096A**, authorization to the City Manager to execute an Advanced Funding Agreement (AFA) between the City of Brownsville and the Texas Department of Transportation (TxDOT) for Carbon Reduction Program (CRP) Off-System project to fund the construction phase of the Southmost Nature Trail Phase V (SNT V), CSJ 0921-06-361. (Multimodal Transportation)
- 7) Consideration and **ACTION** to approve **Resolution Number 2026-015** supporting the Texas Department of Housing and Community Affairs application #26096 for a proposed affordable housing community known as Paredes apartments to be located on +- 6.37 acres at approximately 5101 Paredes Line Road, Brownsville, Cameron County, Texas; providing for City of Brownsville financial support, and authorizing such other actions necessary or convenient to carry out this resolution. (Planning and Redevelopment Department)
- 8) Consideration and **ACTION** to approve **Resolution Number 2026-018** supporting the Texas Department of Housing and Community Affairs application #26234 for the competitive nine-percent housing tax credits for a proposed affordable housing community known as Cerise Gardens to be located on +-6 acres at approximately the swc of Simmons and Branson, Brownsville, Cameron County, Texas; providing for the City of Brownsville financial support, and authorizing such other actions necessary or convenient to carry out this resolution. (Planning and Redevelopment Department)
- 9) Consideration and **ACTION** to approve **Resolution Number 2026-019** supporting the Texas Department of Housing and Community Affairs application #26185 for the 2026 competitive nine-percent housing tax credits for a proposed affordable housing community known as serene haven to be located on +-6 acres at approximately the nwc of Oak Hills and Mercedes, Brownsville, Cameron County, Texas; providing for the City of Brownsville financial support, and authorizing such other actions necessary or convenient to carry out this resolution. (Planning and Redevelopment Department)
- 10) Consideration and **ACTION** to approve **Resolution Number 2026-020** supporting the Texas Department of Housing and Community Affairs application #26235 for the 2026 competitive nine-percent housing tax credits for a proposed affordable housing community known as Shirley Pointe to be located on +-6 acres at approximately the nec of Laredo Road and Basque Drive, Brownsville, Cameron County, Texas; providing for the City of Brownsville financial support, and authorizing such other actions necessary or convenient to carry out this resolution. (Planning and Redevelopment Department)

- 11) Consideration and **ACTION** to approve **Resolution Number 2026-022** in supporting the submission of the Fiscal Year 2027 Rifle-Resistant Body Armor Grant Program Application #5416502 for \$76,375 through the Office of the Governor, Public Safety Office and accept the terms and conditions of said grant for the City of Brownsville. (Police Department)
- 12) Consideration and **ACTION** to approve **Resolution Number 2026-023** in supporting the submission of the Fiscal Year 2027 Operation Lone Star Grant Program Application #554308 for \$425,000 through the Office of the Governor, Public Safety Office and accept the terms and conditions of said grant for the City of Brownsville. (Police Department)
- 13) Consideration and **ACTION** to approve **Resolution Number 2026-024** in supporting the submission of the Fiscal Year 2027 Criminal Justice Grant Program Application #5778501 for \$324,250 through the Office of the Governor, Public Safety Office and accept the terms and conditions of said grant for the City of Brownsville. (Police Department)
- 14) Consideration and **ACTION** to approve **Resolution Number 2026-025** in supporting the submission of the Fiscal Year 2027 General Victim Assistance Grant Program Application #5724401 for \$133,458.94 through the Office of the Governor, Public Safety Office and accept the terms and conditions of said grant for the City of Brownsville. (Police Department)
- 15) Consideration and **ACTION** to approve **Resolution Number 2026-027** supporting the submission of the Fiscal Year 2026 State and Local Cybersecurity Grant Program (SLCGP) – Governance and Planning. (Information Technology Department)
- 16) Consideration and **ACTION** to approve **Resolution Number 2026-030** supporting the submission of the Fiscal Year 2026 State and Local Cybersecurity Grant Program (SLCGP) - Assessment and Evaluation. (Information Technology Department)
- 17) Consideration and **ACTION** to approve **Resolution Number 2026-031** supporting the submission of the Fiscal Year 2026 State and Local Cybersecurity Grant Program (SLCGP) - Mitigation. (Information Technology Department)
- 18) Consideration and **ACTION** to approve **Resolution Number 2026-032** supporting the submission of the Fiscal Year 2026 State and Local Cybersecurity Grant Program (SLCGP) - Workforce Development. (Information Technology Department)
- 19) Public Hearing and **ACTION** on **SECOND READING** on **Ordinance Number 2026-1794**, an ordinance of the Brownsville City Commission, repealing and replacing Chapter 110, Wreckers, in its entirety, of the City of Brownsville's Code of Ordinances, to regulate the wrecker service and providing for a penalty clause; providing for an effective date; and dealing with related matters. (Police Department)

## **PUBLIC HEARING(S)**

- 1) Public Hearing and **ACTION** on **FIRST READING** on **Ordinance Number 235-2025-903**, to rezone from Agriculture (AG) to Commercial Corridor (CC) to allow for commercial development for an approximate 43.72 acres comprised of approximately 38.31 acres out of the Residue of Reserve "B" of Villa del Norte Subdivision, 1.53 acres out of Lot 1, Oklahoma Station Subdivision No. 1, and 3.88 acres out of Reserve "A" of Oklahoma Station Subdivision No. 1, Cameron County, Texas, located at Stillman Road, Brownsville, Texas 78526, as shown in Exhibit "A". (District 3) (Planning & Redevelopment Department)

## **ITEMS FOR INDIVIDUAL CONSIDERATION(S)**

- 1) Consideration and **ACTION** on **Resolution Number 2026-026**, to authorize amendments to the Thoroughfare Plan Approved on October 3, 2023, to better align with the City's growth and transportation needs, including changes to Boca Chica Blvd., Price Road, Anacua St., and Southmost Rd. (Multimodal Transportation).

- 2) Consideration and **ACTION** to ratify Exhibit "A" to **Ordinance Number 2026-1795**, amending Chapter 6, "Amusements and Entertainment", of the City of Brownsville Code of Ordinances to add Article IV establishing the "Midtown Entertainment District" along Pablo Kisel from Morrison Road to its point of intersection with Frontage Road, to regulate bars and restaurants; adding civil and criminal penalties. (Office of the City Attorney/ City Manager's Office)
- 3) Consideration and **ACTION** to Ratify Task Order No. 3 issued to Jviation, Inc., a Woolpert Company, for Runway 18-36 Reconstruction Management – Phase 1 at Brownsville South Padre Island International Airport, with a City local match of approximately \$107,177.39 (10%), as budgeted. (Airport Department)
- 4) Consideration and **ACTION** to approve the Change Order issued to Jviation, Inc, a Woolpert Company, and approve Change Order 1 for Runway 18-36 Reconstruction Management Phase 1 at Brownsville South Padre Island International Airport, of \$251,550 as budgeted. (Airport Department).

## **BOARD APPOINTMENT(S)**

- 1) Consideration and **ACTION** on **Resolution Number 2026-004B** to appoint members to the Charter Review Committee. (Office of the City Attorney/City Secretary's Office)
- 2) Consideration and **ACTION** on **Resolution Number 2026-013** to appoint or reappoint members of the Historical Preservation Commission. (Planning & Redevelopment Department)
- 3) Consideration and **ACTION** on **Resolution Number 2026-033** to appoint or reappoint board member(s) to the Downtown Tax Reinvestment Zone #3 (TIRZ #3). (Planning and Redevelopment Department)
- 4) Consideration and **ACTION** on **Resolution Number 2026-035** amending the membership and appointing member(s) to the Parks & Recreation Advisory Committee. (Parks & Recreation Department)

## **EXECUTIVE SESSION**

- 1) Closed session pursuant to Tex. Gov't. Code Sections 551.071 (Consultation with Attorney) and 551.087 (Deliberation Regarding Economic Development Negotiations) related to Downtown TIRZ. (Office of the City Attorney/ City Manager's Office)
- 2) Closed Session pursuant to Tex. Gov't. Code Section 551.071 (Consultation with Attorney) related to the drainage utility fund. (Office of the City Attorney/ City Manager's Office)
- 3) Closed session pursuant to Tex. Gov't. Code Sections 551.071 (Consultation with Attorney) and 551.072 (Real Property Deliberation) related to the UTRGV Task Force of the Future updates. (Office of the City Attorney/ City Manager's Office)
- 4) Closed session pursuant to Tex. Gov't. Code Section 551.071 (Consultation with Attorney, including Contemplated or Pending Litigation) related to the Cannery Project, SAMES, INC., and Frankenmuth Surety, a division of Frankenmuth Insurance Company. (Office of the City Attorney/ City Manager's Office)
- 5) Closed session pursuant to Tex. Gov't. Code Sections 551.071 (Consultation with Attorney) and 551.087 (Deliberation regarding Economic Development Negotiations) regarding Brownsville Community Improvement Corporation (BCIC) Quality of Life Projects. (Office of the City Attorney/ City Manager's Office)

## **POSSIBLE ACTION ON ANY ITEM(S) AS DISCUSSED IN EXECUTIVE SESSION**

NOTE: The City Commission of the City of Brownsville reserves the right to discuss any items in Executive Session whenever authorized under the Texas Open Meetings Act, Chapter 551 of the Texas Government Code.

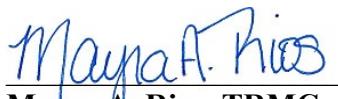
- 1) Consideration and **ACTION**, if any, related to the Cannery Project, SAMES, INC., and Frankenmuth Surety, a division of Frankenmuth Insurance Company. (Office of the City Attorney/ City Manager's Office)
- 2) Consideration and **ACTION**, if any, related to **Resolution Number 2026-036** for the Brownsville Community Improvement Corporation (BCIC) Quality of Life Projects. (Office of the City Attorney/ City Manager's Office)

## **ADJOURNMENT**

**NOTE:** The City of Brownsville does not discriminate on the basis of disability in the admission of, access to, treatment of, or employment in its programs, activities, or public meetings. Any individual with a disability in need of an accommodation is encouraged to contact the Organizational Development & Human Resources Department at 956/548-6037 (voice or Relay TX) by Monday, no later than 12:00 P.M., to make proper arrangements.

By: John Cowen, Jr.  
Mayor of the City of Brownsville

I, **Mayra A. Rios**, hereby certify that a copy of the Notice for the **February 3, 2026** Meeting of the Brownsville City Commission was posted on the designated bulletin board at City Hall – Federal Building, 1001 Elizabeth Street, a location readily accessible to the public, for at least three (3) business days prior to the scheduled meeting date, in compliance with Chapter 551 of the Texas Government Code. I further certify that the Agenda was posted on the City's website and can be downloaded by accessing: <https://brownsvilletx.gov/129/Agendas-Minutes>



\_\_\_\_\_  
**Mayra A. Rios**  
**City Secretary**

I certify that the attached notice and agenda of items to be considered by the Brownsville City Commission was removed by me from the Brownsville City Hall – Old Federal Building bulletin areas on the \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Employee Name and Signature

Date