

Todo el equipo es propiedad de la ciudad de Brownsville, por lo tanto, asegúrese de registrar la salida del aparato prestado antes de tomar su lugar.

¡TRADUCCION EN ESPAÑOL DISPONIBLE!

La ciudad de Brownsville ofrece servicios de interpretación al español, tenemos audífonos a disposición del público presente afuera de las cámaras de la comisión municipal.

Todo el equipo le pertenece a la ciudad de Brownsville, por lo tanto, asegúrese de firmar el formulario de salida antes de tomar su lugar.





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 **Regular Meeting** on **May 5, 2026**, at **5:00 p.m.**, at the **City Commission Chambers**, located 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)

CALL TO ORDER

A. ROLL CALL

B. INVOCATION

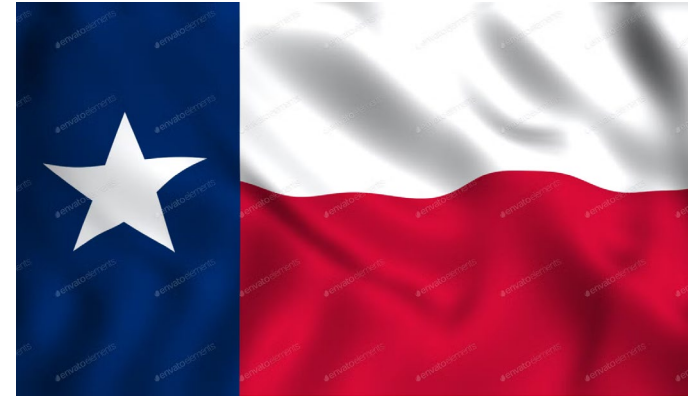
**C. PLEDGE OF ALLEGIANCE TO THE FLAGS
OF THE UNITED STATES OF AMERICA AND
THE STATE OF TEXAS**

Pledge of Allegiance to United States



I pledge allegiance to the flag
of the United States of
America and to the Republic
for which it stands, one Nation
under God, indivisible, with
liberty and justice for all.

Texas Pledge



Honor the Texas flag, I pledge
allegiance to thee, Texas, one
state under God, one and
indivisible.

PROCLAMATION(S)

1) Recognizing Valley Regional Medical Center for being a "2026 100 Top Hospitals Program Winner."

Commissioner B. Martinez; Mayor J. Cowen



PROCLAMATION
*A PROCLAMATION OF THE CITY COMMISSION
OF BROWNSVILLE, TEXAS,
RECOGNIZING*

***“VALLEY REGIONAL MEDICAL CENTER FOR ITS SELECTION TO THE
2026 MODERN HEALTHCARE 100 TOP HOSPITALS LIST”***

WHEREAS, Valley Regional Medical Center, part of HCA Healthcare, has been named to the 2026 Modern Healthcare 100 Top Hospitals list powered by Premier, an honor recognizing superior performance in clinical outcomes, operational efficiency, patient experience, and financial stewardship; and

WHEREAS, this distinction is based on an objective evaluation of 2,540 short-term, acute care, non-federal U.S. hospitals nationwide using publicly available federal data sources, underscoring the hospital’s consistent excellence; and

WHEREAS, Valley Regional Medical Center additionally earned the prestigious Everest Award, honoring benchmark performance and long-term improvement; and

WHEREAS, the hospital’s continued achievements—including national recognition for patient safety, stroke care, and cardiac care—reflect its commitment to the health and well-being of the Brownsville community; and

WHEREAS, for 50 years, Valley Regional Medical Center has provided comprehensive and essential medical services to residents of the Rio Grande Valley.

NOW, THEREFORE, WE, THE MEMBERS OF THE CITY COMMISSION of the **City of Brownsville, Texas**, by virtue of the authority vested by the Charter of said City, do hereby recognize **Valley Regional Medical Center**, for its outstanding national achievement and commend its clinicians, staff, and leadership for their dedication to exceptional patient care and in recognition of its placement on the 2026 Modern Healthcare 100 Top Hospitals list and its continued service to the residents of our community.

DONE, on this, the 5th day of May 2026.

2) Recognizing "Blanca E. Perez as the 2026 Small Business Person of the Year"

Commissioner L. Macias; Mayor John Cowen, Jr.



P R O C L A M A T I O N
A PROCLAMATION OF THE CITY COMMISSION
OF BROWNSVILLE, TEXAS,
RECOGNIZING
“BLANCA E. PEREZ AS THE 2026
SMALL BUSINESSPERSON OF THE YEAR”

WHEREAS, the City of Brownsville recognizes that the strength of our community is built upon the dedication, innovation, and heart of its local entrepreneurs; and

WHEREAS, Blanca E. Perez, Owner of Amor Eterno Provider Services, has demonstrated extraordinary leadership and an unwavering commitment to providing high-quality home care and support to the residents of the Rio Grande Valley; and

WHEREAS, Blanca E. Perez has been officially named the 2026 SBA Small Businessperson of the Year, a prestigious national distinction that honors her excellence in business growth, resilience, and community contribution; and

WHEREAS, her success serves as an inspiration to all aspiring entrepreneurs in Brownsville, proving that with passion and perseverance, small businesses can achieve greatness on a national stage;

NOW, THEREFORE, WE, THE MEMBERS OF THE CITY COMMISSION of the **City of Brownsville, Texas**, by virtue of the authority vested in us by the Charter of said City, do hereby recognize and honor **Blanca E. Perez**, Owner of Amor Eterno Provider Services, for her exemplary leadership, her dedication to strengthening the well-being of the Rio Grande Valley, and her distinguished achievement as the 2026 SBA Small Business Person of the Year.

DONE, on this, the 5th day of May 2026.

3) Recognizing "Adam Peña"

Mayor John Cowen, Jr.; Commissioner L. Macias



*A PROCLAMATION OF THE CITY COMMISSION
OF BROWNSVILLE, TEXAS,
RECOGNIZING
“ADAM PEÑA”*

WHEREAS, Adam Peña has reached the pinnacle of competitive martial arts, having been crowned a gold champion in Jiu-Jitsu fifteen times, representing our community with honor and discipline. He has competed in the most prestigious Jiu-Jitsu tournaments— including the North American Grappling Association, Jiu-Jitsu World League, and the International Brazilian Jiu-Jitsu Federation—earning gold in all of them; and

WHEREAS, he achieved the title of Most Valuable Player in football for the East All-Star Game and has earned MVP honors for the past two consecutive years; and

WHEREAS, he embodies the spirit of a true student-athlete and has also been named Most Valuable Player of the Texas Sports Basketball League; and

WHEREAS, he has demonstrated a strong commitment to academic excellence, maintaining an outstanding scholastic record. He is known as a great competitor, generously teaches his peers, and is widely recognized for his exceptional sportsmanship;

NOW, THEREFORE, WE, THE MEMBERS OF THE CITY COMMISSION of the City of Brownsville, Texas, by virtue of the authority vested by the Charter of said City, do hereby recognize **“ADAM PEÑA”** for his dedication, outstanding achievements, and continued positive impact on the community of Brownsville.

DONE, on this, the 5th day of May 2026.

PUBLIC COMMENT PERIOD

Public Comment Period

Section 2-26. Meetings and agendas.

(f) Public *input during meetings.*

(1) *Conduct.*

- a. Conversations between or among audience members should be conducted outside the meeting room. Attendees should refrain from conversations while commission is in session.
- b. Cell phones. Attendees must refrain from the operation and use of cellular telephones, pagers, etc., or any mechanical devices that may disrupt city commission proceedings.
- c. Placards, banners, or signs are not be permitted in the commission chambers or in any other room in which the city commission conducts a meeting. Included in this prohibition are various hats, caps, visors, and t-shirts, which may represent sentiments as alluded to, regarding placards, banners and/or signs.
- d. Exhibits, displays, and visual aids used in connection with presentations to the city commission, are permitted.
- e. Only city commission members and city staff may approach the dais. If report, letter, etc., is to be presented to the commission, it should be given to the city secretary, (or staff) who will make the distribution. It is preferable that the item to be distributed be given to the city secretary prior to meeting time. A copy of the item should be made available for the city secretary's official record.
- f. All comments shall be made to the mayor and city commission as a whole, and not to individual commission members.

CITY MANAGER'S UPDATE

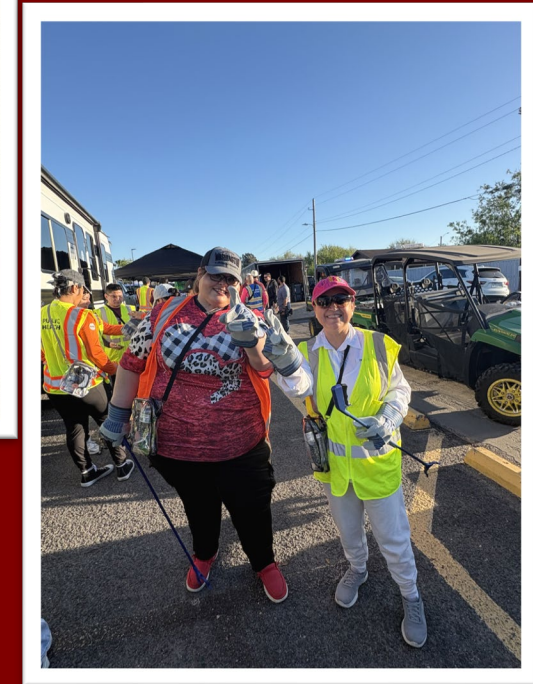
1) Recognizing “Municipal Clerks Week”

Mayor John Cowen Jr.; Commissioner N. Galonsky

CELEBRATING MUNICIPAL CLERKS WEEK

"Municipal Clerks help the city bloom by fostering transparency, trust, and efficient government"

As one of the oldest roles in municipal service, the Office of the City Secretary continues a proud tradition of professionalism and public service. With more than 1,100 Municipal Clerks statewide strengthening their communities, the City of Brownsville proudly recognizes the Office of the City Secretary and proclaims May 3–9, 2026, as "Professional Municipal Clerks Week."



2) Mental Health Awareness Month

Commissioner B. Martinez; Commissioner L. Macias



Mental Health⁺ Awareness Month

Prioritizing Our People

Why Mental Health Awareness Matters

Presentation By:

**OD&HR & DEPARTMENT
OF HEALTH, WELLNESS
AND ANIMAL SERVICES**



PREVENT. PROMOTE. PROTECT.



**Department of Health,
Wellness & Animal Services**

CITY OF BROWNSVILLE



Putting Our People First

The Why Behind Mental Health Awareness Month

- Normalize conversations and reduce stigma in the workplace
- Support overall well-being so employees can show up at their best
- Provide tools and resources that promote balance and resilience
- Strengthen our culture by showing care, trust, and support for one another

At the City of Brownsville, taking care of our people is not just a moment in time, it is a commitment we carry every day.





May 2026

Mental Health Awareness Month



Building Resilience, Finding Balance



**Mental
health
matters**

01

MAY

1st Walk @ Downtown
Wear green!



6

MAY

TXHB Lunch & Learn
@ Events Center

13

MAY

Webinar: "Emotionally
Healthy Spending," by
GreenPath at 1pm



14

MAY

Sound therapy
Relaxation techniques
@ Events Center

15

MAY

Curalinc Lunch & Learn
@ Events Center



20

MAY

Equitable Lunch & Learn
@ Southmost Library

22

MAY

DHR Health Lunch &
Learn @ City Plaza Tina
Garza Room (Blue Room)



27

MAY

Frontier Direct Care
Lunch & Learn @
Southmost Library

28

MAY

Mental Health Fair/Walk @
Events Center 6pm
Wear Green!



29

MAY

2nd Walk @ Events
Center Wear Green!



**Mental
health
matters**

Mental Health Resources



- Resources for Supervisors and Employees and members of Employee Household
- Videos, Courses, 24/7 Counselling, Legal Aid, Financial Counselling, and ID Protection



- No Copay Mental Healthcare
- Virtual and In Person Psychologist and Psychiatrist
- Through BCBSTX



- Wellness Program
- Exercise and receive points that can be redeemed for Gift Cards

Mental Health in Our Community

Why Community Mental Health Matters

Mental health affects individuals, families, and the overall well-being of our neighborhoods. Staying connected, checking on one another, and reducing stigma strengthens community resilience.

Small acts of care...listening, offering help, kindness...make a big difference.

How We Can Support Each Other

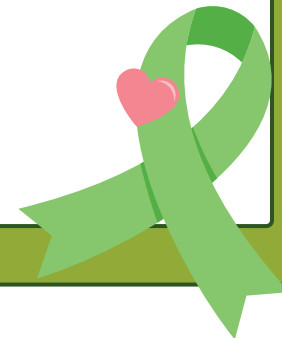
Check in regularly with friends, neighbors, and family.

Create safe spaces for conversations about stress, grief, or emotional challenges.

Encourage seeking help—remind others that mental health support is normal and welcomed.

Participate in community activities to build connection and reduce isolation.

Share local resources so others know where help is available.





Local Resources



New Horizon Health Center – Behavioral Health

Counseling, psychiatry, telehealth, child & adolescent services.

191 E Price Rd, Brownsville | (956) 548-7400

Tropical Texas Behavioral Health – Crisis & Outpatient Services

Crisis hotline, outpatient mental health, sliding-scale services.

861 Old Alice Road, Brownsville | Crisis Line: (877) 289-7199

Brownsville Community Health Center – Behavioral Health

Counseling, medication management, adult & youth programs.

Multiple locations | (956) 621-3634

Su Clínica – Behavioral Health Services

Pediatric & adolescent psychiatry, family-focused care.

Brownsville

Border Region Behavioral Health Center (CAPS)

Child, adolescent & parent mental health services.

Cameron County

NAMI South Texas Rio Grande Valley:

Runs support groups, educational classes, and advocacy programs



Promoting Wellness Together: May Observances

[Mental Health Month](#)

[Maternal Mental Health Awareness Week](#) (May 4-10)

National Children's Mental Health Awareness Day (May 7)

NAMI Walks South Texas Rio Grande Valley (Edinburg)

May 9th at 9am



3) Work Plan Updates

City Manager's Office



CITY OF BROWNSVILLE



FY2026 WORK PLANS Q2 UPDATES

OFFICE OF THE CITY MANAGER



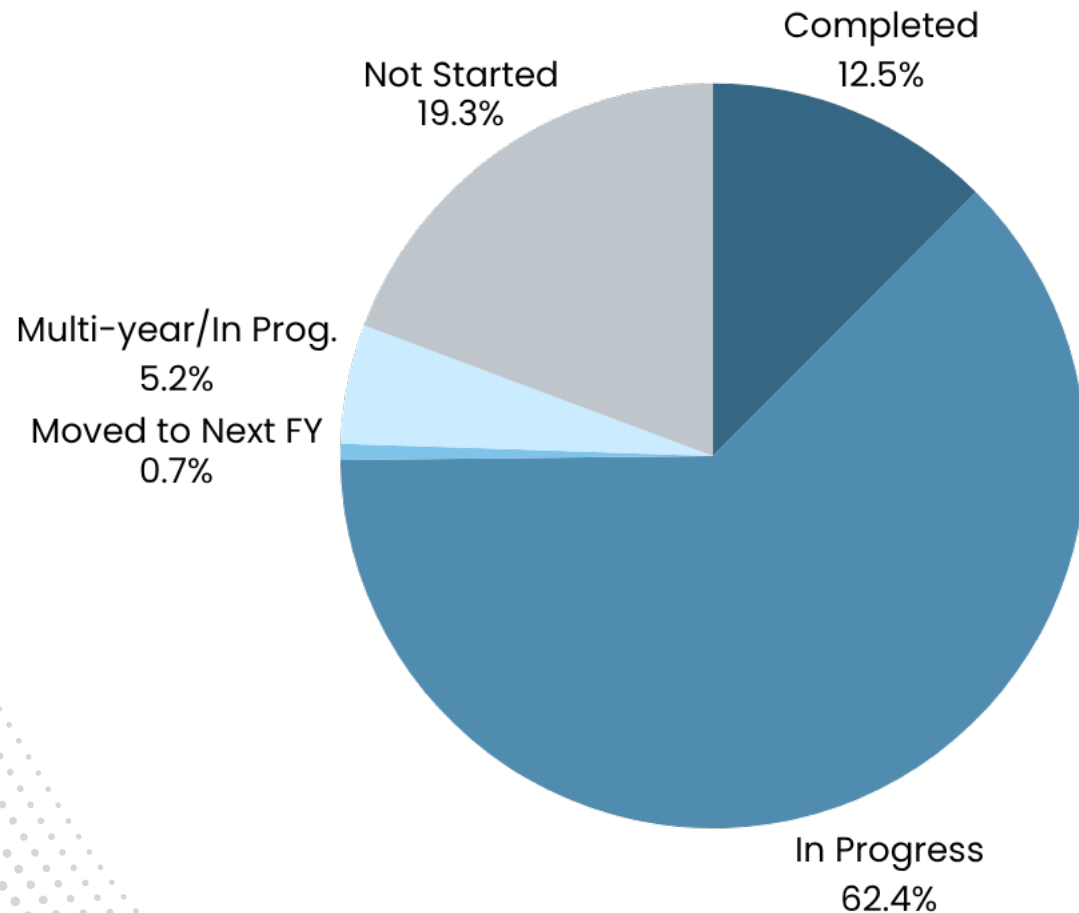


CITY OF BROWNSVILLE



FY 2026 WORK PLANS OVERVIEW

October 1st, 2025 – March 31st, 2026



425

ELEMENTS FOR FY 2026

SIX STRATEGIC VISION PILLARS



GOVERNANCE



ECONOMIC DEVELOPMENT



INFRASTRUCTURE



PUBLIC SAFETY



QUALITY OF LIFE AND VIBRANCY

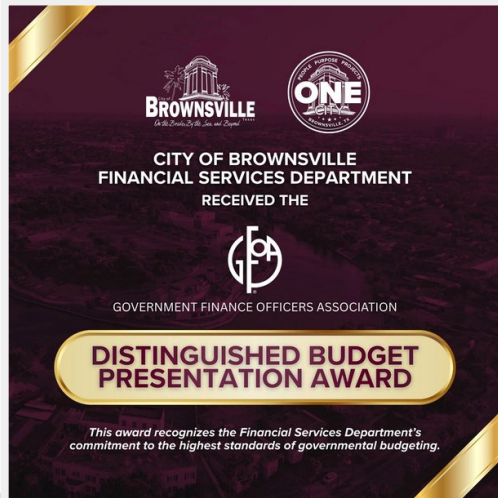


**PLANNING, ZONING AND
DEVELOPMENT**



CITY OF BROWNSVILLE

GOVERNANCE



- Mayor Cowen delivered 2026 State of The City Address, highlighting growth and future investments.
- Launched a Nightlife Ambassador position to help create a safe, vibrant, and well-managed nighttime environment for residents, visitors, and local businesses.
- The City of Brownsville has been awarded the prestigious Government Finance Officers Association (GFOA) Distinguished Budget Presentation Award for Fiscal Year 2026.
- Brownsville's Public Library System has been awarded the prestigious Achievement of Library Excellence Award by the Texas Municipal Library Directors Association (TMLDA), an affiliate of the Texas Municipal League, for the year 2025.
- Adopted Strategic and Visioning Plan 2026.
- Adopted Parks, Health, and Recreation Master Plan.



CITY OF BROWNSVILLE

ECONOMIC DEVELOPMENT



- Amazon Delivery Station opened in Brownsville, boosting speed and economic growth.
- Official opening of the Flight Academy of South Texas.
- Opening of the largest Barnes & Noble in the Rio Grande Valley.
- Started construction for the future Embassy Suites by Hilton.
- Brownsville Airport expands international access through Aerus and Viva Aerobus partnership, gaining access to 12 additional destinations across Mexico.
- Announced year-round nonstop flights with Breeze Airways from Brownsville to Orlando beginning May 2026.



CITY OF BROWNSVILLE

INFRASTRUCTURE



- Started full construction of Coffee Rd. Phase I between Ruben M. Torres Blvd. and Paredes Line Rd. Project status: 10%
- Continuing construction on Old Highway 77 – project status: 33%, Wildrose Lane – project status: 40%.
- Continuing agreement finalization and PO for Dennet Rd, and reviewing construction plans for Old Alice Rd.
- Launched curbside recycling program with Red Fish with routes now active and serving neighborhoods.
- Completed construction and associated improvements for Cell #5 in City Landfill.
- Repaired sinkholes at two different locations: Calgary Ct. and Jose Marti Blvd.
- Completed TXDOT Highway Safety Improvement (HSIP) Traffic Signal Improvements-I69 Frontage at E. 14th St. (521-Electrical Signals).
- Completed Mill & Overlay in seven different streets throughout the City.
- Implemented a comprehensive GIS mapping project to accurately catalog and digitalize all Parks and Recreation amenities.



CITY OF BROWNSVILLE

PUBLIC SAFETY



- Public Safety Complex: 95% Construction Documents. Currently advertising utilities and site grading. CMAR Guaranteed Maximum Price is expected to be presented to city commission for approval.
- Implemented a new Axon System designed to streamline report writing and documentation saving Brownsville Police Officers an average of 15 hours per week in administrative tasks.
- BPD introduced an “Impact Team” to improve safety in the Midtown Entertainment District.
- BARCC launches low-cost rabies vaccine clinics to promote responsible pet ownership and safeguard public health.
- Co-host disaster preparedness trainings with the Texas Health and Human Services Commission for all senior centers, daycares, and hospitals in the City.
- City of Brownsville Fire Department Training Field Upgrades project has been signed into law as part of the Consolidated Appropriations Act, 2026.



CITY OF BROWNSVILLE

QUALITY OF LIFE AND VIBRANCY



- Issued Notice to Proceed to Noble Texas on March 5th for The Cannery. Project status: 28%
- Department of Health, Wellness, and Animal Services proudly hosted the inaugural Sí Lantro Festival, a community celebration promoting health, wellness, culture, and collaboration.
- Installation of a new state-of-the-art Musco Lighting System funded by a \$700,000 Quality of Life grant from BCIC.
- B-Metro officially launched the Route 30 Uber Ride Share, a pilot program that replaces the city's fixed bus route in the southeast area with Uber-powered rides.
- Replace vandalized playground equipment at Oliveira Park with new ADA-compliant apparatus and install two separate age-appropriate ADA-compliant playground systems at Cabler Park.
- Pursuing assessment to become Blue Zone in conjunction with Valley Baptist Legacy Foundation
- Awarded contracts for two new splashpads at Cabler Park and Oliveira Park funded through BCIC grants.
- Awarded contract for design phase for WRT Amenities project and Southmost Nature Trail V project.
- Held ribboncutting for the Brownsville to Los Fresnos Connect.



CITY OF BROWNSVILLE

PLANNING, ZONING AND DEVELOPMENT



- First comprehensive Downtown Renaissance Master Plan advancing toward implementation.
- Awarded Housing Master Plan contract.
- Continuing collaboration with Cameron County on the expansion and investment in Downtown Brownsville through the Downtown Tax Increment Reinvestment Zone (TIRZ) No. 3.
- Announced the America First Refining project, which will be the first new U.S. Gulf Coast oil refinery in nearly 50 years, located at The Port of Brownsville.
- Celebrated the 173rd birthday of Brownsville.
- Inaugurated Hotel El Jardin with 44 units of attractive, quality affordable housing for Brownsville families.



CITY OF BROWNSVILLE



THANK YOU!

QUESTIONS?



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.

Consent Agenda Items

- 1) Consideration of approval of minutes from the City Commission Special Meeting held on April 17, 2026, and April 18, 2026, and City Commission Regular Meeting held on April 21, 2026. (Office of the City Secretary)
- 2) Consideration and **ACTION** to authorize a Contract with SHI Government Solutions, Inc. in the amount of \$140,163.45 for Contract No.223-26-IT-CP, for a term of one year, for Adobe Acrobat Subscriptions. (Information Technology Department)
- 3) Consideration and **ACTION** to approve a 3-year contract with SHI Government Solutions, Inc. for the purchase of Office 365 Enterprise, with the total contract value not to exceed \$1,479,452.76, with annual payments of Year 1: \$493,150.92; Year 2: \$493,150.92; Year 3: \$493,150.92, as budgeted. (Information Technology Department)
- 4) Consideration and **ACTION** to approve Amendment No. 1 to the Service Agreement with the Alliance for Innovation and Civic Marketplace, Inc. to authorize use of the First Quote Program for below-threshold (\$100,000) informal solicitations. (Procurement Department)
- 5) Consideration and **ACTION** to execute an Interlocal Agreement between the City of Brownsville and Cameron County regarding the FY 2025 Edward Byrne Memorial Justice Assistance Grant (JAG) Program Local Solicitation application for the amount of \$83,138, which will allow the City of Brownsville and Cameron County to purchase equipment items. (Police Department)
- 6) Consideration and **ACTION** to Approve Contract No. 168-26-FIN-CP with Plante & Moran, PLLC for consulting services in the amount not to exceed of \$228,000 on the selection and implementation of a new Enterprise Resource Planning system. (Financial Services)
- 7) Consideration and **ACTION** to authorize the first amendment and second renewal of the contract with Rio Grande Valley Communications Group for a 1-year term (October 1, 2025 - September 30, 2026) in the amount of \$145,040, to reflect an increase in the radio service fee from \$15.00 to \$16.00 per unit per month. (Police Department)
- 8) Consideration and **ACTION** to approve a Task Order with Ambiotec Civil Engineering Group, Inc., for Construction Observation Services for the Dennet Road Improvement Project (Task Order #15), in an amount not to exceed \$225,000, as budgeted.
- 9) Consideration and **ACTION on Resolution Number 2026-065** for the 2027 Motor Vehicle Crime Prevention Authority (MVCPA) application and acceptance of terms and conditions of said grant. (Police Department)
- 10) Consideration and **ACTION on Resolution Number 2026-066** supporting the submission of the FY 2027 Motor Vehicle Crime Prevention Authority (MVCPA), Senate Bill 224 Catalytic Converter application and acceptance of terms and conditions of said grant. (Police Department)
- 11) Consideration and **ACTION on Resolution Number 2026-070** authorizing the City's intervention in AEP Texas Inc.'s application to amend its Rider Mobile Temporary Emergency Electric Energy Facilities (TEEEF) before the Public Utility Commission of Texas; approving participation with the Cities Served by AEP Texas; authorizing the engagement of Lloyd Gosselink Rochelle and Townsend, P.C. and consulting services; and providing for the reimbursement of rate case expenses. (Office of the City Secretary)
- 12) Consideration and **ACTION** to approve **Resolution Number 2026-072**, canceling the City Commission Regular Meeting scheduled to be held on May 19, 2026. (Office of the City Secretary)
- 13) Consideration and **APPROVAL on SECOND and FINAL READING of Ordinance Number 2026-1800**, to annex into the City of Brownsville boundary limits, a property described as being 3.23 acres out of a 53.09-acre tract comprised of the west 20.47 acres of Block 179, Fresnos land and Irrigation Company Subdivision, and 326 acres out of Blocks 178 and 179 of said Fresnos Land and Irrigation Company Subdivision, in Share 22, Espiritu Santo Grant, according to the plat of said subdivision recorded in Vol. 3, Pg. 9A, Map Records of Cameron County, Texas, located on Old Alice Road, Brownsville, Texas 78526. (Planning & Redevelopment Department)
- 14) Consideration and **APPROVAL on SECOND and FINAL READING of Ordinance Number 235-2026-005**, to rezone from Residential Single-Family (R-1) to Residential Transition (R-3) to allow a multifamily development for Lots 28, 29, 30, 31, 32, and 33, Dream Brownsville Subdivision, Cameron County, Texas, located at Bethlehem Drive, Brownsville, Texas 78526, as shown in Exhibit "A". (District 2) (Planning & Redevelopment Department)
- 15) Consideration and **APPROVAL on SECOND and FINAL READING of Ordinance Number 235-2026-007**, to rezone from Residential Estate (RE) to Commercial Corridor (CC) to allow an HVAC Office (Air Conditioning Business) and Warehouse for 4.526 acres of land, gross, more or less, out of Block 180, El Jardin Subdivision, Cameron County, Texas, located at 2500 Dr. Hugh Emerson Road, Brownsville, Texas 78526, as shown in Exhibit "A". (District 3) (Planning & Redevelopment Department)

PUBLIC HEARING(S)

PUBLIC HEARING #1

Public Hearing and **ACTION** on **FIRST READING** on **Ordinance Number 2026-1802**, to repeal and restate Chapter 2, Administration, Article IV, Boards, Committee, Commissions, Division 2, to repeal the Natural Resource Conservation Committee and codify the Brownsville Beautification Committee.

PUBLIC HEARING #2

Public Hearing and **ACTION** on **FIRST READING** of **Ordinance Number 2026-1798** to adopt a tire ordinance establishing regulations for the storage, handling, transport, and disposal of scrap tires within the City of Brownsville. The ordinance is intended to protect public health and safety and reduce environmental risks associated with improper tire management, including mosquito-borne vectors, illegal dumping, fire hazards, and potential contamination of soil and water systems.

Ordinance 2026-1798

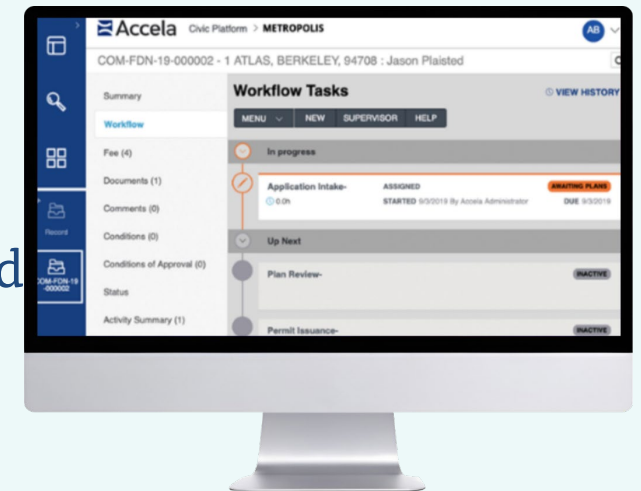
City Commission Meeting, May 02, 2026
Public Hearing Item (2)



Licensing Key Points

Effective Date: October 1, 2026

- License required for tire businesses and mobile tire repair units
- Application must include business/owner details and tire storage info
- The number and description of vehicles the applicant proposes to use as mobile tire repair units
- Annual reporting on tire quantities
- Periodic inspections required for compliance
- **One-hour training required** before registration and annually
- Training materials available in Spanish and other needed languages



Scrap Tire Generator Storage and Identification Methods

- Tires must be stored under a roofed structure to ensure prevention of water accumulation and exposure to elements
- Outdoor storage must be screened from public view
- Mosquito and rodent abatement required
- Maintain chemical logs for adulticides and larvicides for three (3) years
- Compliance with fire code and TCEQ requirements
- Scrap tires must be marked with the assigned license number within one business day of receipt of the tire
- The license number must be placed on each tire using a permanent marking system



Transporting Scrap Tires

- Transport vehicles must display valid transporter decal
- Only authorized permit holders may transport tires
- Must maintain TCEQ manifests
- Vehicle must display business name, phone number, and registration number (permanently affixed)



Questions?

PREVENT. PROMOTE. PROTECT.



Department of Health,
Wellness & Animal Services

CITY OF BROWNSVILLE

Contact Us!



(956) 542-3437



City Plaza | 1034 E. Levee St.

PUBLIC HEARING #3

Public Hearing and **ACTION** on **FIRST READING** on **Ordinance Number 235-2026-004**, to rezone from Residential Single-Family (R-1) to Residential Transition (R-3) to allow a multifamily development for 0.87-acre tract of land out of the North 14.50 acres of the South 24.03 acres of Block 115, El Jardin Subdivision, Shares 19 and 27 of the Espiritu Santo Grant, Cameron County, Texas, located at 1005 Robindale Road, Brownsville, Texas 78521, as shown in Exhibit "A". (District 2)

Case 235-2026-004

- ▶ **Initial Request:** Rezone to **Residential Transition (R-3)**
- ▶ **Updated Request:** Rezone to **Residential Suburban (R-2)**
- ▶ **Current Zoning:** Residential Single-Family (R-1)
- ▶ **Initial Proposed Use:** Multifamily Development (6 units)
- ▶ **Updated Proposed Use:** Duplex w/Alternative Dwelling Unit (ADU)
- ▶ Property is fronting **Robindale Road**

Case Background

- ▶ **Background:**
 - ▶ **Case was tabled by P&Z on March 5, 2026**
 - ▶ One neighborhood resident expressed concerns
 - ▶ Change of neighborhood character
 - ▶ Spot zoning
 - ▶ **Case was approved by P&Z on April 2, 2026**
 - ▶ One neighborhood resident expressed concerns (same as in the first meeting)
 - ▶ **Case was tabled by City Commission on April 21, 2026**

Case Background

- ▶ **Planning Staff met with Developer and Designer on April 29, 2026**
 - ▶ Discussed viable options for the project
 - ▶ Planning Staff suggested limiting the zoning change to Residential Suburban (R-2) to maintain the residential character of the neighborhood as much as possible.
- ▶ **Planning Staff and District Commissioner met with Developer and Designer on May 1, 2026**
 - ▶ Reviewed proposals presented to the developer
 - ▶ Discussed potential concerns

NOTICE OF PUBLIC HEARING

Date and Time: Thursday, April 2, 2026 at 5:30 PM

Location: Commission Chambers, 2nd Floor of City Hall – Old Federal Building located at 1001 East Elizabeth Street, Brownsville, Cameron County, Texas 78520

Request: Ord. No. 235-2026-004: To rezone from Residential Single-Family (R-1) to Residential Transition (R-3) to allow a multifamily development for 0.87-acre tract of land out of the North 14.50 acres of the South 24.03 acres of Block 115, El Jardin Subdivision, Shares 19 and 27 of the Espiritu Santo Grant, Cameron County, Texas, located at 1005 Robindale Road, Brownsville, Texas 78521



Questions/Comments?:

Please contact the City of Brownsville Planning & Redevelopment Department at: (956) 548-6150

Para más información, favor de llamar al: (956) 548-6150

Located at 1034 E. Levee Street, 2nd Floor, Brownsville, Texas 78250



200' Buffer Map
33 mail outs/0 Written Opposition



Case No. 235-2026-004



City of Brownsville Zoning Map

Zoning Districts

-  AG - Agricultural
-  RE - Residential Estate
-  R-1 - Residential Single Family
-  R-2 - Residential Suburban
-  R-3 - Residential Transition
-  TN - Traditional Neighborhood
-  TN-MU - Traditional Neighborhood Mixed Use
-  TN-C - Traditional Neighborhood Corridor
-  DE - Downtown Edge
-  DG - Downtown General
-  DC - Downtown Core
-  CC - Corridor Commercial
-  RC - Reginal Center
-  LI - Light Industrial
-  HI - Heavy Industrial

EXHIBIT "A"

Address:
Case # 235-2026-004

Current Zoning:
R-1, Residential Single Family

Proposed Zoning:
R-2, Residential Suburban

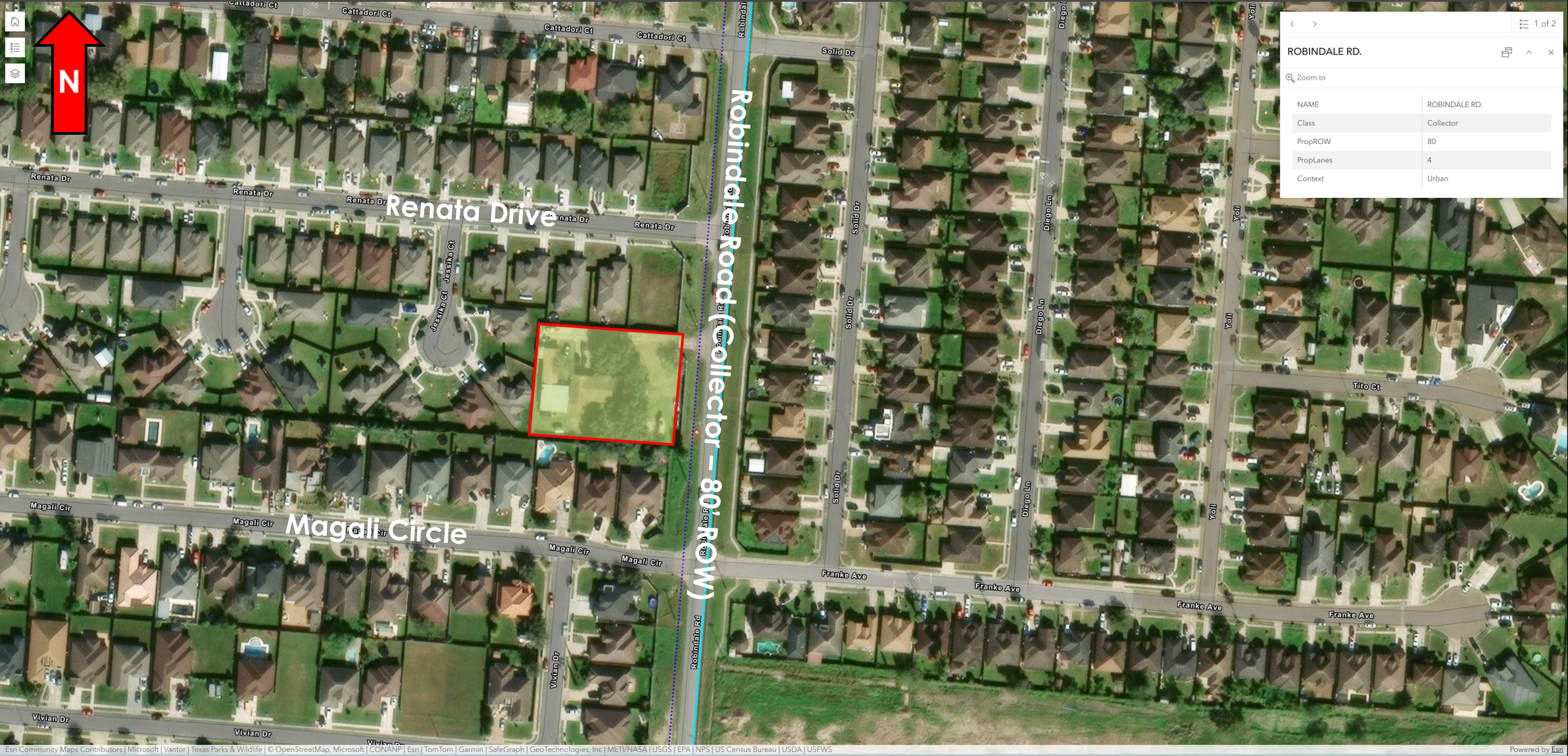
Brownsville Electoral District #2





LOCATION: 3101 PABLO KISEL BLVD, SUITE B3/B4 BROWNSVILLE, TEXAS.	
CONTACT INFORMATION: OFFICE CELLPHONE: (956) 538-4523 EMAIL: VERTEXDESIGNS55@GMAIL.COM	
CITY AUTHORIZATION	
DATE: Monday, April 13, 2026	
PROJECT NAME: ROBINDALE RD.	
CLIENT INFO: JURA INVESTMENTS	
PROJECT ADDRESS: 1005 ROBINDALE RD. LOT 1 - BLOCK 1, SEC. 1 SUB. 1 BROWNSVILLE, TEXAS.	
LAYOUT NAME: ZONINGS	
SHEET: 2	OF: 4
LAYOUT ID: P.01.2	



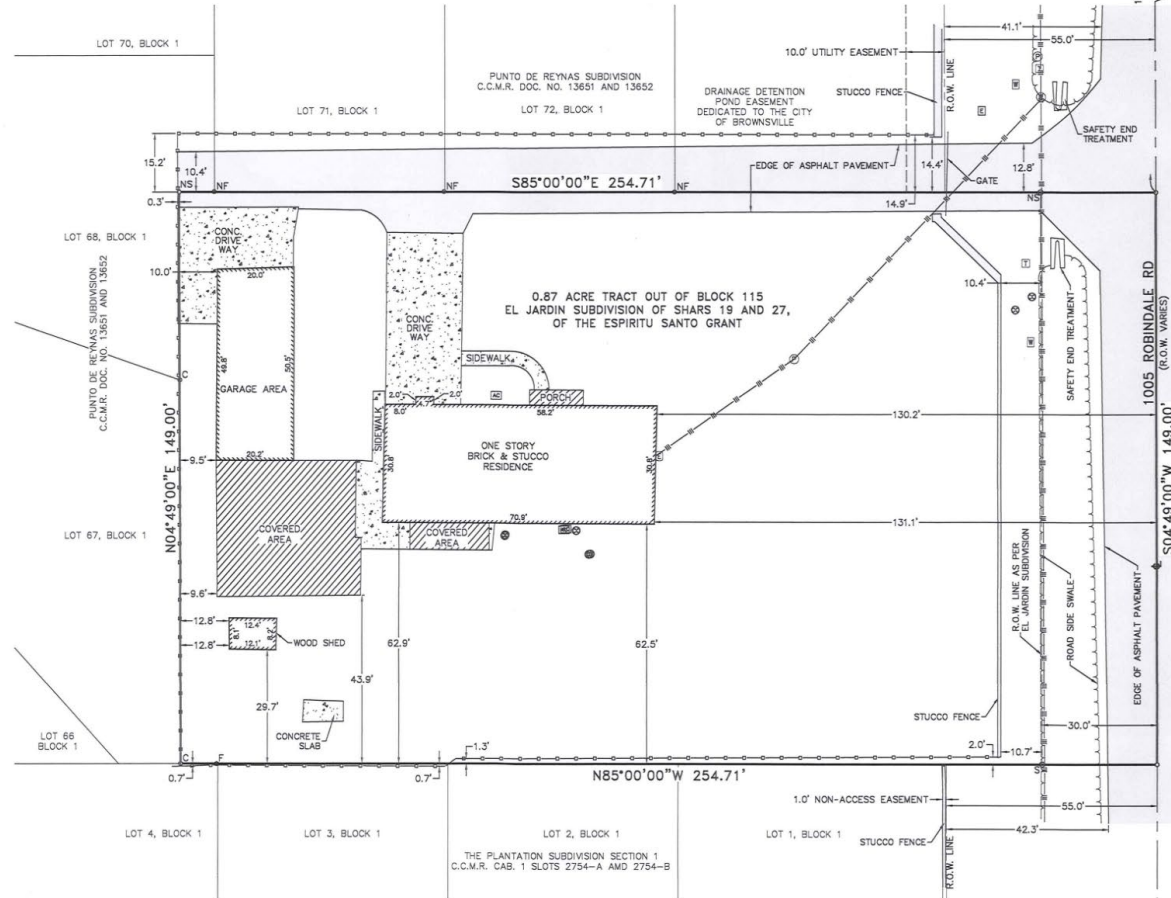


NOTES:

1. BASIS OF BEARINGS:
EL JARDIN SUBDIVISION OF SHARS 19 AND 27
M.R.C.C.T. VOLUME 4, PAGE 39
2. THIS SURVEY WAS PERFORMED WITHOUT THE
BENEFIT OF A TITLE COMMITMENT.

LEGEND

	A/C UNIT
	CLEAN OUT
	ELECTRIC METER
	ELEC. BOX
	TEL. RISER
	WATER METER
	POWER POLE
	OVERHEAD POWER LINE
	WOOD FENCE
	NAIL FOUND
	NAIL SET



FLOOD ZONE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY WAS SCALED TO BE IN FLOOD ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 480103, PANEL NO. 48061C0580F, WHICH BEARS AN EFFECTIVE DATE OF FEBRUARY 16, 2018. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE FLOOD ZONE. AN ELEVATION CERTIFICATE MAY BE NEEDED TO DETERMINE THE FLOOD ZONE.

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS SURVEY, AS DESCRIBED HEREIN, WAS MADE ON THE GROUND ON 12/10/25; THAT THE ONLY VISIBLE IMPROVEMENTS ON THE GROUND ARE AS SHOWN; THAT THERE ARE NO VISIBLE ENCROACHMENTS, VISIBLE OVERLAPINGS, APPARENT CONFLICTS, OR VISIBLE EASEMENTS, EXCEPT AS SHOWN HEREIN. THIS SURVEY CONFORMS TO THE MINIMUM STANDARDS OF PRACTICE AS REQUIRED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING. THIS SURVEY IS NOT VALID WITHOUT ORIGINAL SEAL AND SIGNATURE.



Oscar A. Chavez, RPLS
12/12/2025

PLAT OF SURVEY

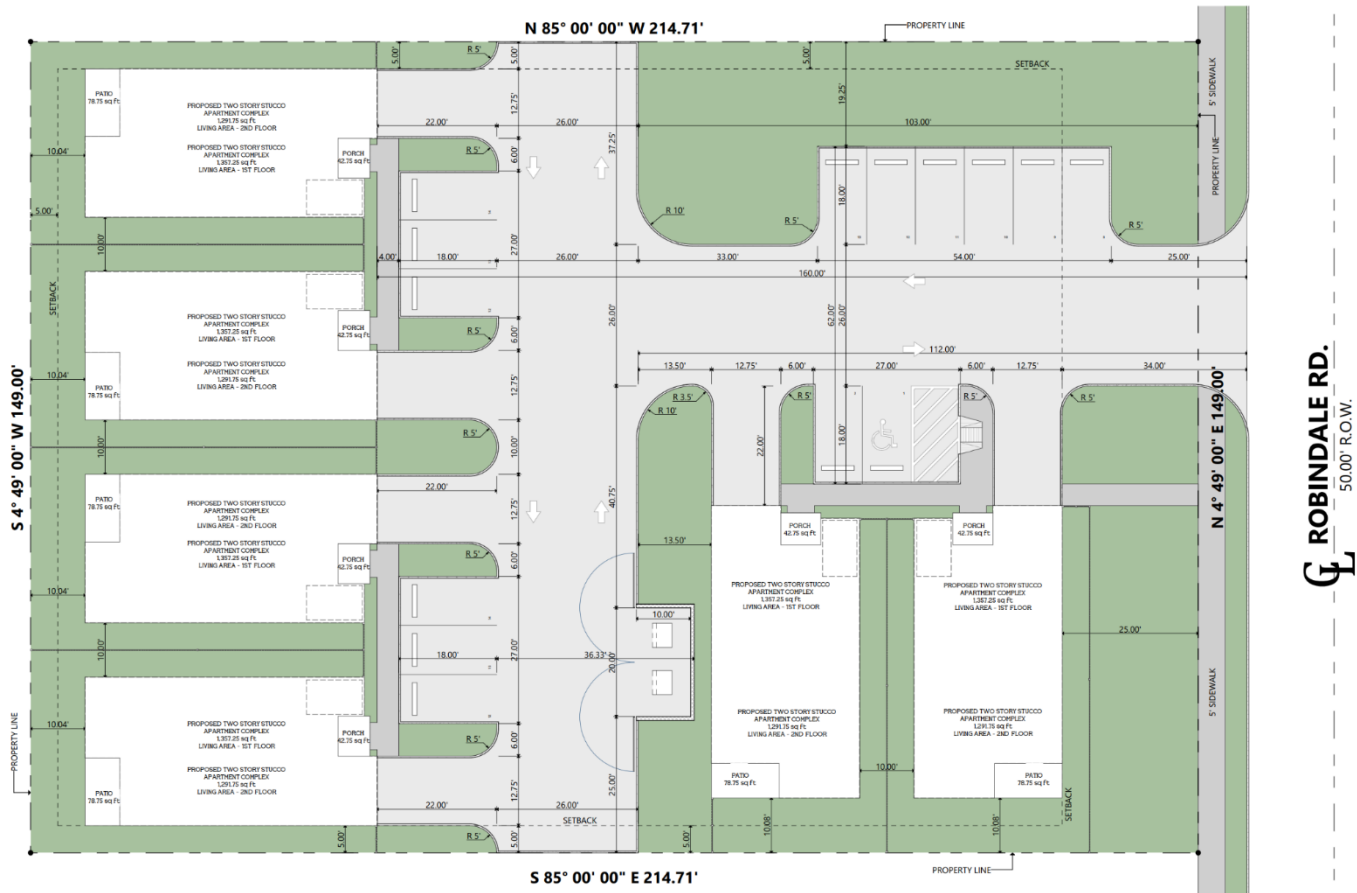
0.87 ACRE TRACT OUT OF BLOCK 115
EL JARDIN SUBDIVISION OF SHARS 19 AND 27,
OF THE ESPIRITU SANTO GRANT,
CAMERON COUNTY, TEXAS, ACCORDING TO THE
MAP THEREOF RECORDED IN VOLUME 4, PAGE 39,
MAP RECORDS OF CAMERON COUNTY, TEXAS.

For: JURA INVESTMENTS LLC

CADCon Civil Engineers / Land Surveyors
Chavez Automated Design Consultants Corp.
755 Land O'Lakes Dr., Brownsville, Texas 78521; 956/546-7146
Scale: 1"= 20' Date: 12/11/2025 Job No: FB-30463

First Proposal – 6 Units

4
3
2
1



1A SITE PLAN
1" = 10'

AREA TABULATION	
BUILDING AREA	S.F.
LIVING AREA - 1ST FLOOR	8,143.68
LIVING AREA - 2ND FLOOR	7,750.98
PATIO	471.84
PORCH	256.68
	16,623.18 ft²



vertex
DESIGN STUDIO

LOCATION:
3101 PABLO KISEL BLVD. SUITE B3/B4
BROWNSVILLE, TEXAS.
CONTACT INFORMATION:
OFFICE CELLPHONE: (956) 538-4523
EMAIL: VERTEXDESIGNS@GMAIL.COM
CITY AUTHORIZATION

DATE:
Friday, January 9, 2026

PROJECT NAME:
ROBINDALE RD.

CLIENT INFO:
JURA INVESTMENTS

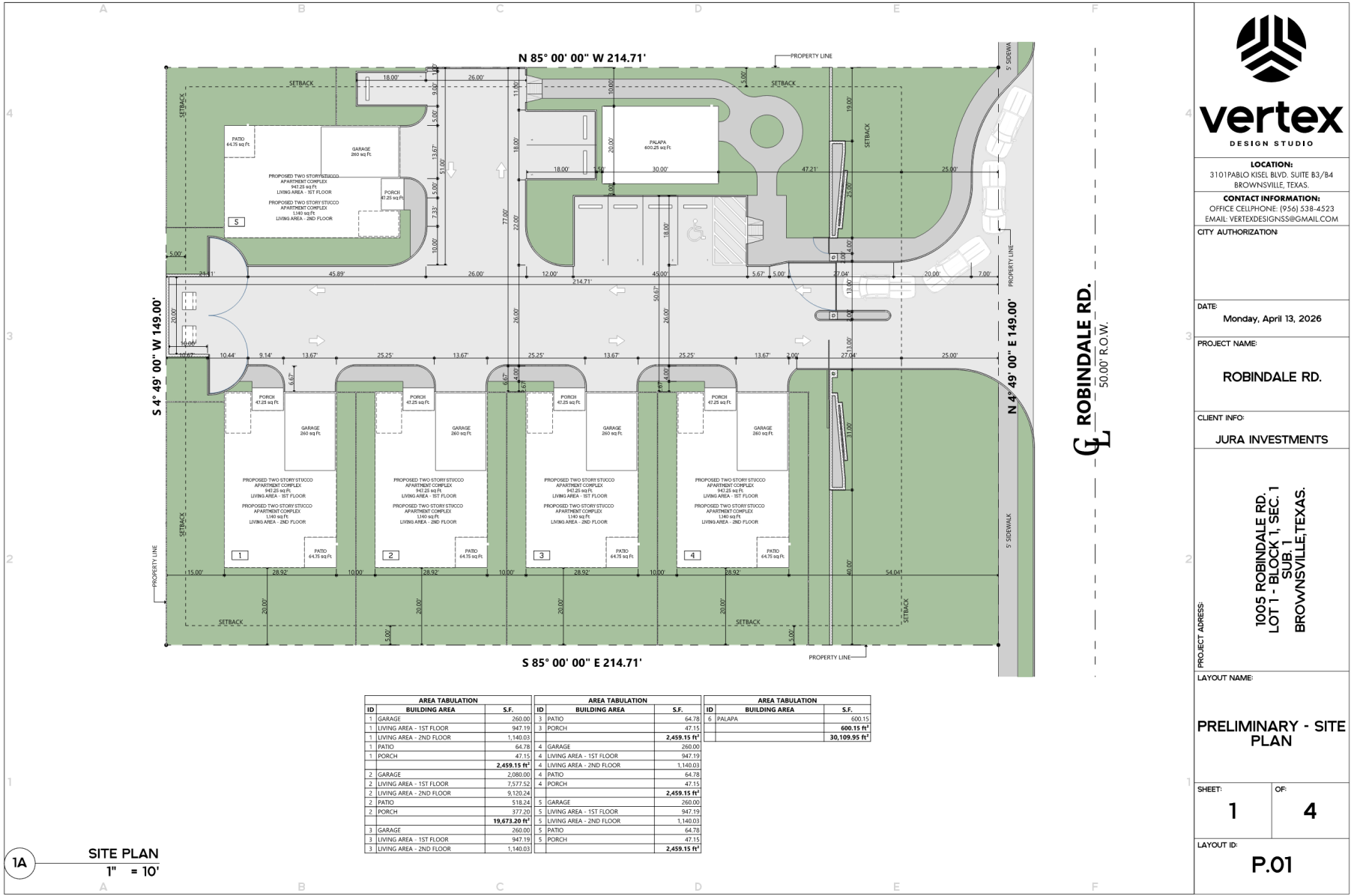
PROJECT ADDRESS:
1005 ROBINDALE RD.
LOT 1 - BLOCK 1, SEC. 1
SUB. 1
BROWNSVILLE, TEXAS.

LAYOUT NAME:
PRELIMINARY - SITE PLAN

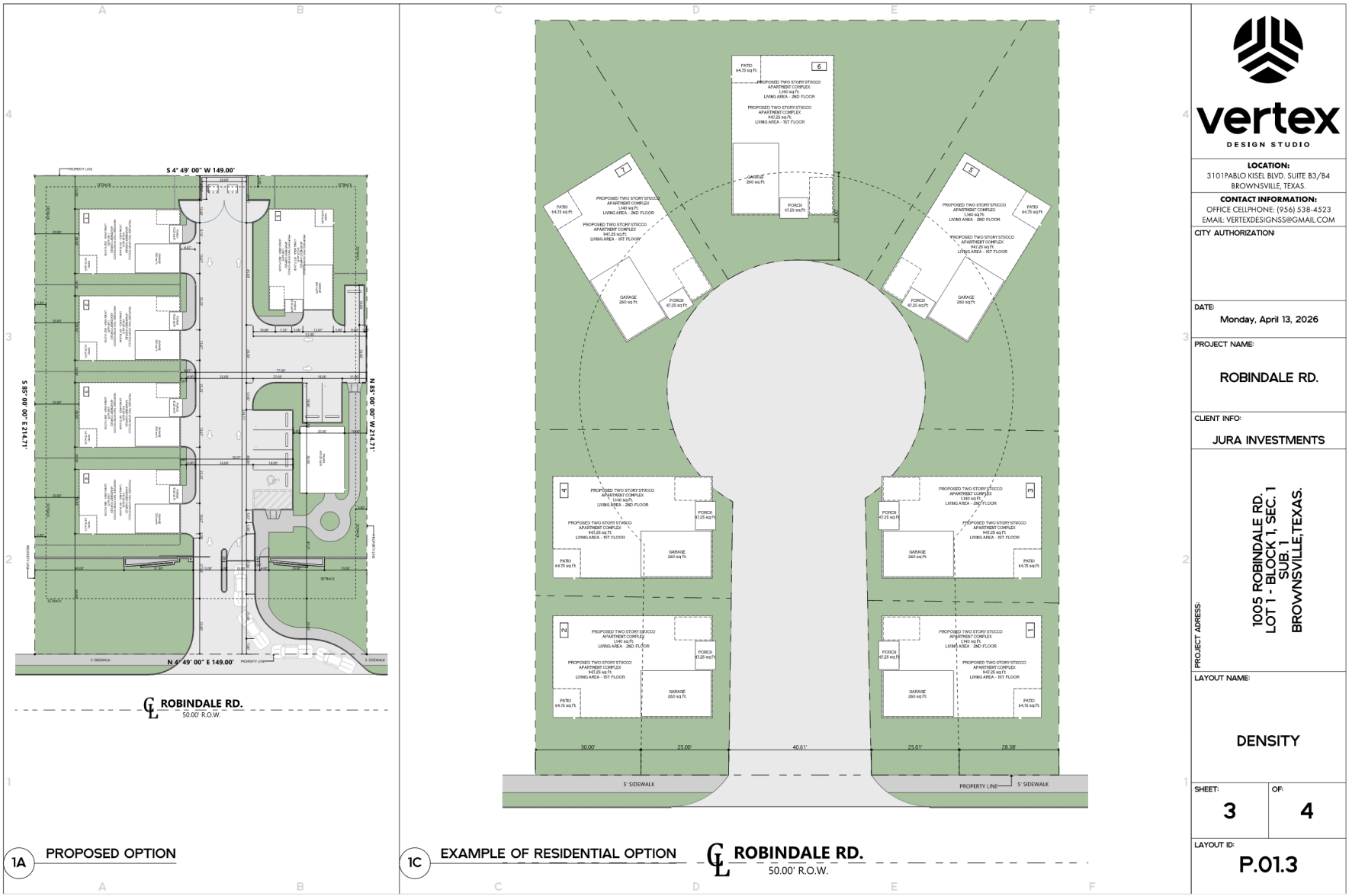
SHEET:
1 OF
1

LAYOUT ID:
P.01

Second Proposal – 5 Units



Third Proposal – 5 Single-Family Lots





vertex
DESIGN STUDIO

LOCATION:
3101 PABLO KISEL BLVD. SUITE B3/B4
BROWNSVILLE, TEXAS.

CONTACT INFORMATION:
OFFICE CELLPHONE: (956) 538-4523
EMAIL: VERTXDESIGNSS@GMAIL.COM

CITY AUTHORIZATION:

DATE:
Monday, April 13, 2026

PROJECT NAME:
ROBINDALE RD.

CLIENT INFO:
JURA INVESTMENTS

PROJECT ADDRESS:
1005 ROBINDALE RD.
LOT 1 - BLOCK 1, SEC. 1
SUB 1
BROWNSVILLE, TEXAS.

LAYOUT NAME:
DENSITY

SHEET:	OR:
3	4

LAYOUT ID:
P.013

Trip Generation Projection



Trip Generation & TIA Screening Memorandum

Project: Robindale Townhome Development

Location: Brownsville, Texas

Prepared by: Davila & Jaimes Engineering, LLC

Introduction

This memorandum provides a trip generation screening analysis for the proposed townhome development. The purpose is to determine whether a Traffic Impact Analysis (TIA) is required based on estimated peak hour trips.

Project Description

The proposed development consists of multiple townhome-style residential buildings located on a single lot with a gated entrance. The site includes internal circulation, a hammerhead turnaround for emergency vehicles, and approximately four (4) vehicle stacking spaces at the gated entry.

Trip Generation Methodology

Trip generation was estimated using ITE Trip Generation Manual, 10th Edition, Land Use Code 220 (Multifamily Housing – Low-Rise). This category was selected as a conservative approach for a multi-unit development on a single lot. Trip Generation Results

Based on the number of dwelling units, the estimated trips are as follows:

- AM Peak Hour Trips: Approximately 4 to 8 trips
- PM Peak Hour Trips: Approximately 5 to 10 trips

These values are significantly below the threshold of 100 peak hour trips.

Traffic Impact Analysis Determination

Based on the estimated trip generation, the proposed development does not exceed the City's threshold for requiring a Traffic Impact Analysis. Therefore, a TIA is not anticipated to be required.

Access, Gate Stacking, and Internal Circulation

The development includes a single gated access point with approximately four(4) vehicles of stacking capacity. Given the relatively low trip generation and number of residential units, this stacking capacity is considered adequate. Additionally, internal circulation and a hammerhead turnaround are provided to accommodate emergency vehicle access and maneuverability.

Conclusion

The proposed townhome development generates minimal traffic and remains well below the threshold requiring a Traffic Impact Analysis. The site design provides adequate access, internal circulation, and gate stacking for the anticipated traffic demand.



Trip Generation Projection

Trip Generation Screening - Robindale Townhome Apartment Project

Project / Subdivision	Robindale Rd. Townhome Apartment Complex
Location	1005 Robindale Rd., Lot 1, Block 1, Sec. 1, Sub. 1, Brownsville, TX
Applicant	Jura Investments
Land use assumption	ITE 220 - Multifamily Housing (Low-Rise), screened by dwelling units
Access note	One lot / multi-building private gated community; 26-ft gated driveway
Key verification note	Site plan graphic shows five labeled buildings, but area tabulation for Building 2 totals 19,673.20 sf. This sample uses 12 dwelling units for conservative screening and also shows a 5-unit sensitivity check.

Inputs and assumptions

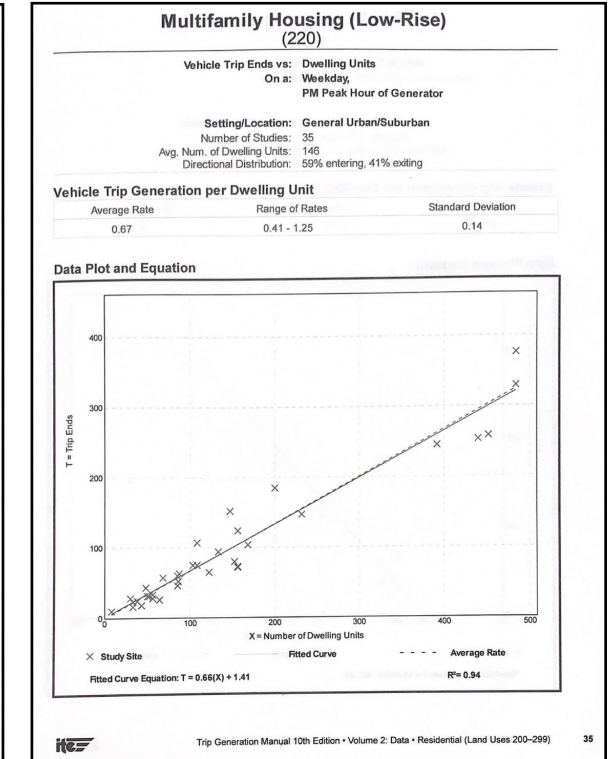
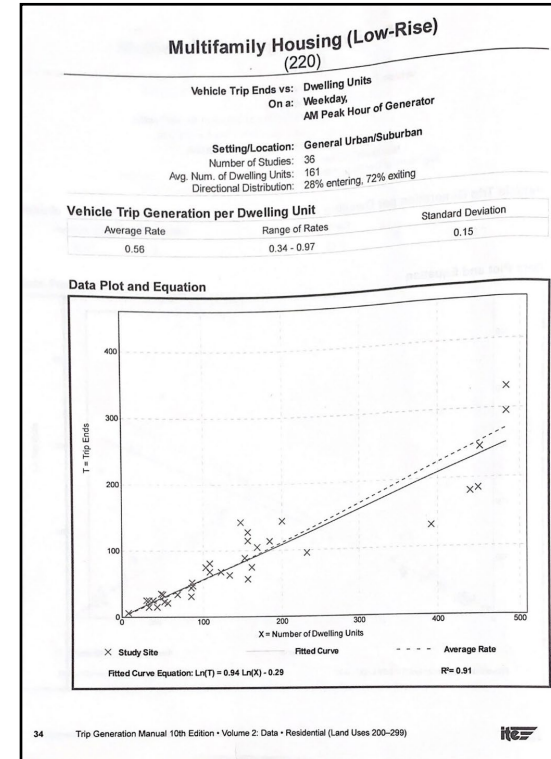
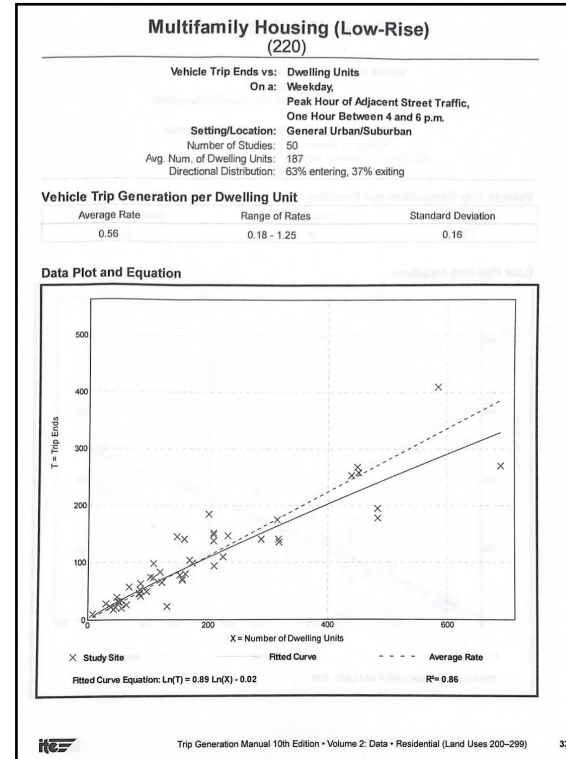
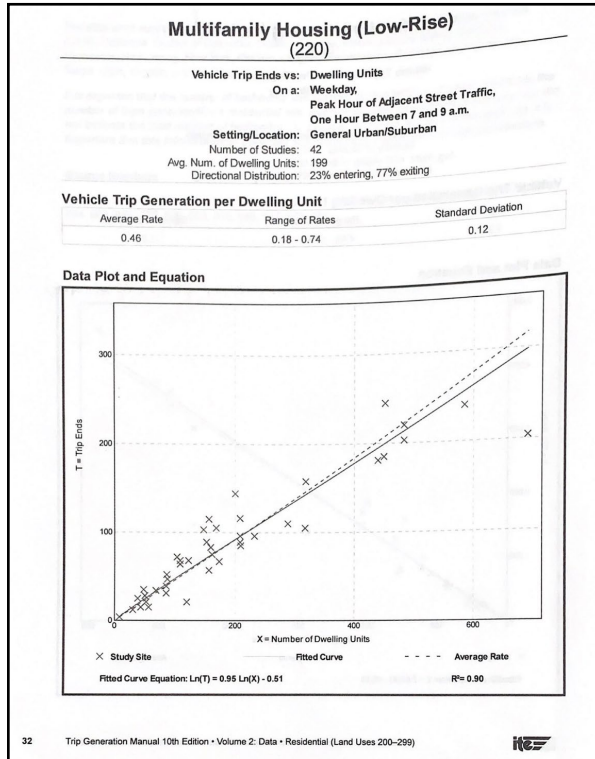
Item	Value	Units	Notes
Lot width	254.71	ft	From site plan
Lot depth	149.00	ft	From site plan
Lot area	37951.79	sf	Calculated = width x depth
Lot area	0.871	ac	Calculated = sf / 43,560
Residential building area	29509.80	sf	30,109.95 sf total less 600.15 sf Palapa Amenity
Amenity / palapa area	600.15	sf	Excluded from residential trip-generation basis
Dwelling units - conservative	12.00	du	Assumes Building 2 tabulation is intentional (8-unit equivalent)
Dwelling units - alternate	5.00	du	Counts only the five labeled building footprints shown on the plan
AM peak rate	0.56	trips/du	ITE 220, AM peak hour of generator average rate (uploaded page 3)
PM peak rate	0.67	trips/du	ITE 220, PM peak hour of generator average rate (uploaded page 4)
AM equation	Applied in scenario table		$T = \exp(-0.29) * X^{0.94}$
PM equation	Applied in scenario table		$T = 0.66 * X + 1.41$
TIA threshold	100.00	peak-hr trips	Brownsville threshold cross-check

Peak-hour screening results

Scenario	DU	Daily trips (info, 6.65/du)	AM by rate	AM by eq	AM selected	PM by rate	PM by eq	PM selected	Threshold	TIA required?
Conservative - area tabulation basis	12	79.80	6.72	7.74	7.74	8.04	9.33	9.33	100.00	NO
Alternate - five labeled buildings only	5	33.25	2.80	3.40	3.40	3.35	4.71	4.71	100.00	NO

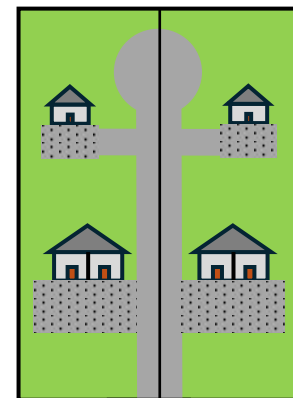
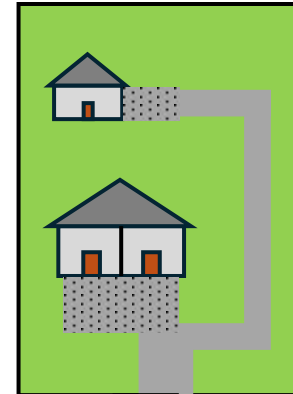
Conclusion: No traffic impact analysis (TIA) is indicated by trip count. Brownsville requires a trip generation analysis for all developments and a TIA only if estimated AM or PM peak-hour trips exceed 100. Even under the conservative 12-du interpretation, the selected peak-hour trips stay well below 100.

Trip Generation Projection



Possible Alternatives Provided by Staff

- ▶ Option 1: Rezoning the property to Residential Suburban (R-2)
 - ▶ **One Lot – 0.87 acre**
 - ▶ Permits one duplex structure (primary structure)
 - ▶ Additionally permits an alternative dwelling unit (ADU)
 - ▶ Size limited to 50% of primary structure
 - ▶ Elevation limited to that of primary structure
 - ▶ Must be located to the rear of the primary structure
- ▶ Option 2: Rezoning the property to Residential Suburban (R-2)
 - ▶ **Subdivide into Two Lots – 0.435 acre each**
 - ▶ Shared Access for both lots
 - ▶ Permits one duplex structure (primary structure) per lot
 - ▶ Additionally permits an alternative dwelling unit (ADU)
 - ▶ Size limited to 50% of primary structure
 - ▶ Elevation limited to that of primary structure
 - ▶ Must be located to the rear of the primary structure



Planning & Zoning Commission Recommendation

- ▶ The request is **not consistent** with the existing **Comprehensive Plan** and **Future Land Use Plan**.
- ▶ Staff recommends **denial** to rezone from **Residential Single-Family (R-1)** to **Residential Transition (R-3)**.
- ▶ P&Z recommends **approval** to rezone from **Residential Single-Family (R-1)** to **Residential Transition (R-3)**.
- ▶ As per staff's discussion with the developer and designer, staff recommends **limiting** the proposed zoning change to **Residential Suburban (R-2)**.

PUBLIC HEARING #4

Public Hearing and **ACTION** on **Ordinance Number 2026-1803** approving a Project and Financing Plan for the Downtown Tax Increment Reinvestment Zone (TIRZ #3) pursuant to Chapter 311 of the Texas Tax Code

Downtown Brownsville, Texas

Tax Increment Reinvestment Zone #3



City Commission
May 5, 2026

Analysis performed by



Financial Forecast Assumptions

- **Duration:** 30-year lifespan
- **TIRZ Allocation:**
 - The City of Brownsville will contribute 75.0 percent of its M&O & I&S rates
 - Cameron County will only contribute 75.0 percent of its M&O rate
- **Tax Rate:** 2025 tax rates were held constant
- **Inflation & Appreciation Rate:** 3.0 percent per year
- **Future Development Patterns:**
 - \$1,500,000 in new taxable real property value will be added annually
 - Incorporated \$265.0 million in new value associated riverfront and switchyard redevelopment.

Downtown TIRZ Rev Forecast

Entity	TIRZ Revenue
City of Brownsville	\$46,644,909
Cameron County	\$23,587,728
Total	\$70,232,637

Downtown TIRZ Balance

Year	TIRZ Revenue
2019 Base Year	\$0
2020	\$22,150
2021	\$27,923
2022	\$32,662
2023	\$84,073
2024	\$102,170
2025	\$168,408
Total	\$437,385

Eligible Project Category Costs

Category	Project	Estimated Cost
1	Parks, Streetscape, and Open Space Enhancements	\$6,000,000
2	Infrastructure Improvements	\$30,000,000
3	Economic Development Grants	\$5,000,000
4	Developer Reimbursement for Public Improvements	\$27,000,000
5	Municipal Services Fee (MSF)	\$2,000,000
6	Administration & Implementation	\$250,000
	Total	\$70,250,000

Questions or Comments?

Downtown Brownsville, Texas

Tax Increment Reinvestment Zone #3



City Commission
May 5, 2026

Analysis performed by



PUBLIC HEARING #5

Public Hearing and **ACTION** to authorize the City of Brownsville Police Department to apply for the FY 2025 Edward Byrne Memorial Justice Assistance Grant (JAG) Program Local Solicitation application for the amount of \$83,183.

Police Department

FY 25 Edward Byrne Memorial Justice Assistance Grant (JAG) Program

- Established in 2005
- Total Grant Amount: \$83,138
- Agencies: City of Brownsville (Police Dept) & Cameron County
- Law Enforcement Equipment and Computers



Allocated Grant Amounts

- Brownsville Police Department: \$60,372
- Cameron County: \$22,766
- TOTAL: \$83,138



Public Hearing

Comments



**ITEMS FOR
INDIVIDUAL
CONSIDERATION(S)**

ACTION ITEM #1

Consideration and **ACTION** to authorize the approval of a Heritage Tree Removal Permit as an alternative to the preservation of Heritage Trees under the Unified Development Code, Section: 5.1.3.B – Heritage Tree, for a proposed fuel station and convenience store development on the property described as 2.210 acres, out of the west 3.02 acres of Block 26, El Jardin Subdivision, Share 19 & 27, located at 4635 Boca Chica Boulevard, Brownsville, Texas 78521, as shown in Exhibit "A". (District 2)



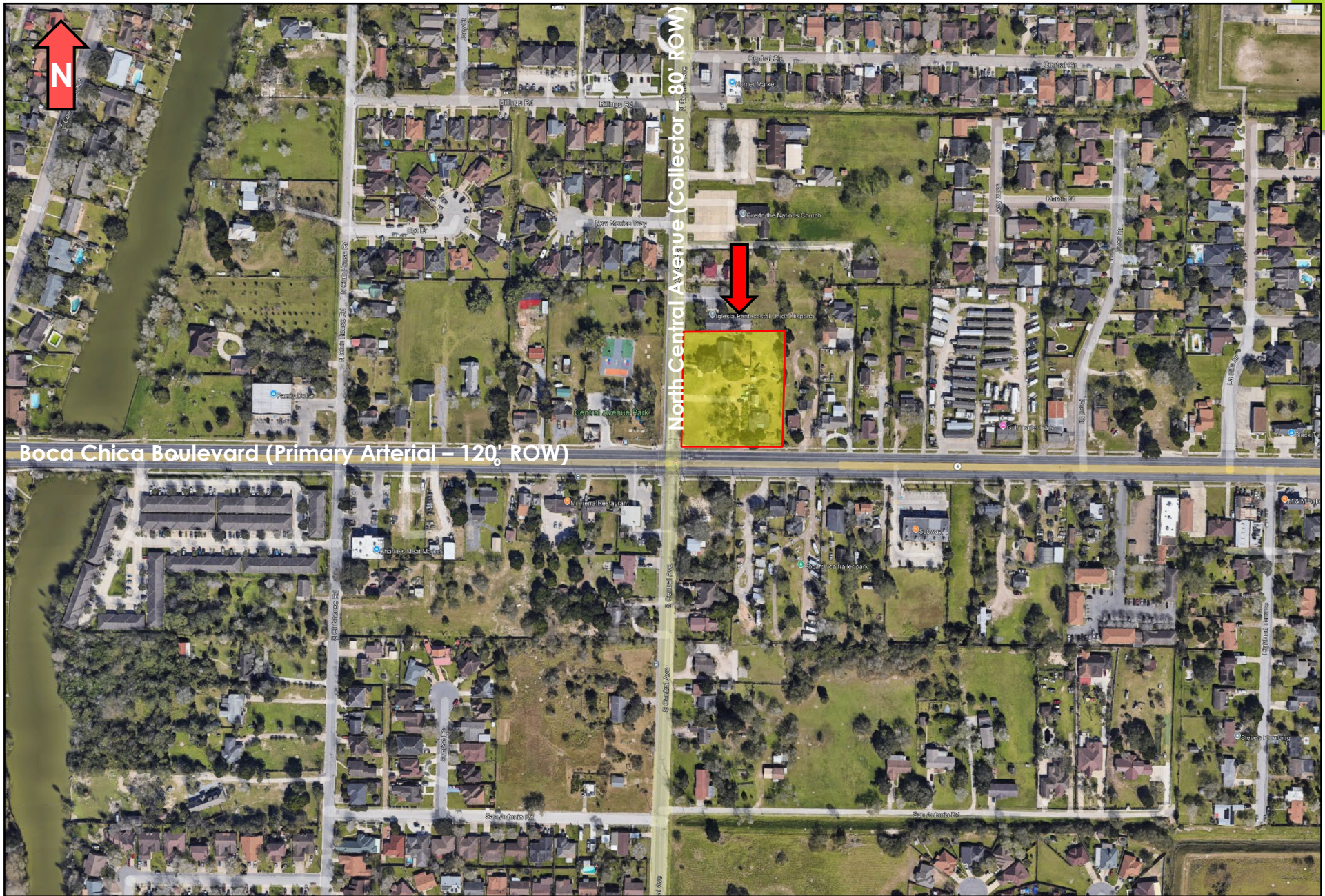
City Commission

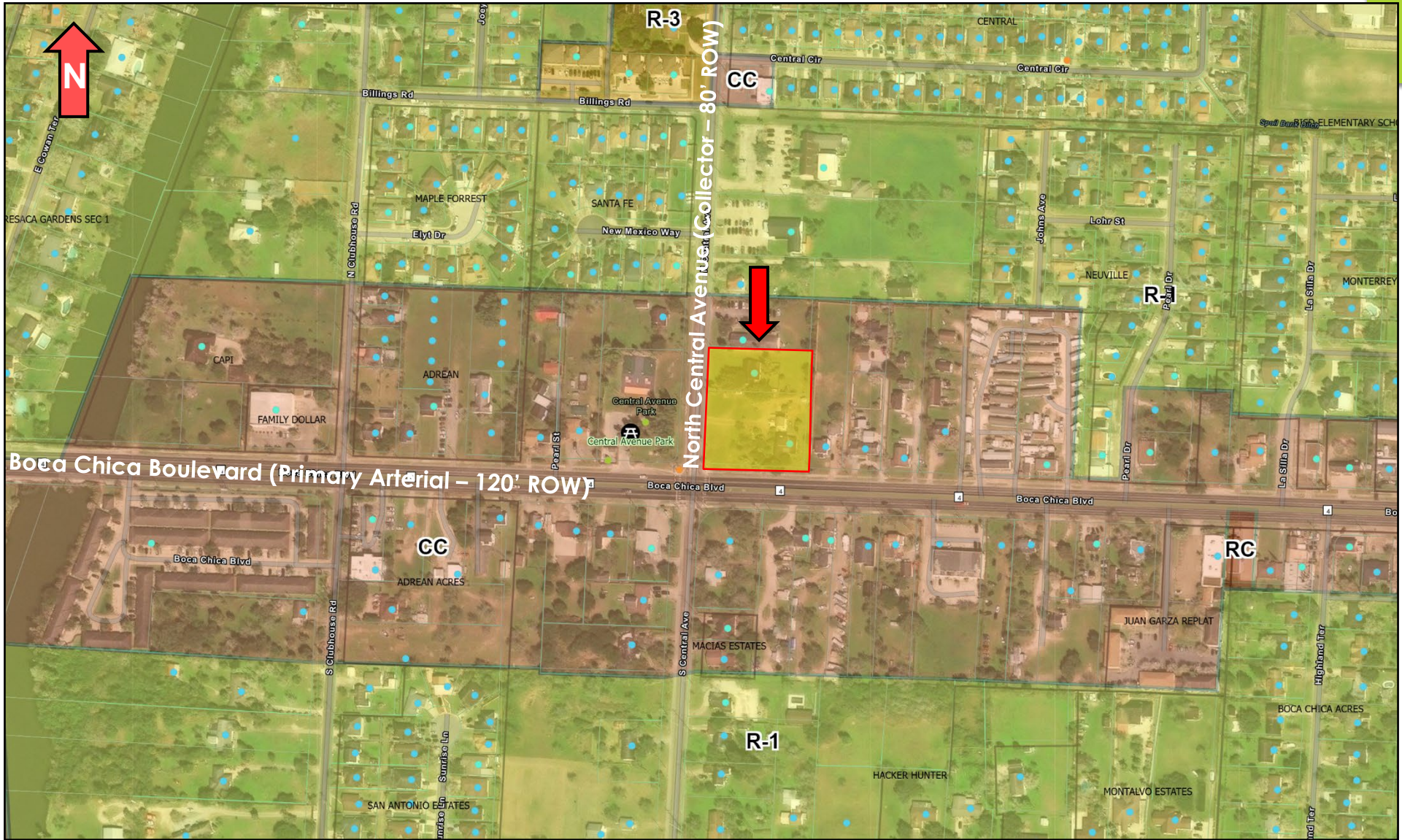
MAY 5, 2026 - MEETING

Heritage Tree Removal Permit

UDC Section: 5.1 – Tree Preservation

- ▶ Request for a Heritage Tree Removal Permit
- ▶ **Property Location:** 4635 Boca Chica Boulevard
- ▶ **Property Size:** 2.210 acres
- ▶ **Current Zoning:** Corridor Commercial (CC)
- ▶ **Proposed Use:** Stripes Convenience Store & Fuel Station
- ▶ Property is fronting **Boca Chica Blvd**





Review Criteria: Categorization of Trees

► Categorization of Trees (**UDC Sec. 5.1.3 - Categories of Preserved Trees**)

► **Protected Tree**

- Trees between **twelve (12) and twenty-four (24) caliper inches** not otherwise exempted are designated as “Protected Trees”.
- A **Protected Tree** may be removed upon approval of a Tree Removal Permit by the Planning Director. Any decision of the Planning Director regarding a Tree Removal Permit may be appealed to the Board of Adjustment.

► **Heritage Tree**

- Trees of **twenty-four (24) caliper inches or greater** not otherwise exempted are designated as “Heritage Trees”.
- A **Heritage Tree** may only be removed upon approval of a **Tree Removal Permit** by the **City Commission**.

Review Criteria: Tree Mitigation

- ▶ Method of Mitigation (**UDC Sec. 5.1.4 - Tree Mitigation**)

- ▶ **Protected Tree**

- ▶ Protected Trees shall be mitigated at a **one-to-one (1:1) caliper inch ratio** at the time of planting for every tree removed. Replacement trees shall have a minimum caliper of three (3) inches.

- ▶ **Heritage Tree**

- ▶ Heritage Trees shall be mitigated at a **three-to-one (3:1) caliper inch ratio** at the time of planting for every tree removed. Replacement trees shall have a minimum caliper of three (3) inches.

- ▶ **Location Requirements**

- ▶ Tree mitigation shall occur on the **same site** as the proposed development, in addition to landscape requirements.
 - ▶ Standards for planting shall conform to current Texas Forest Service standards.
 - ▶ In the event that mitigation is not feasible on the same site as the proposed development, an applicant may request to donate trees, meeting the mitigation requirements of this section, to be planted at public parks, schools, or other approved public facilities, or provide a fee in lieu of tree mitigation in accordance with **Fee In Lieu of Tree Mitigation** policies.

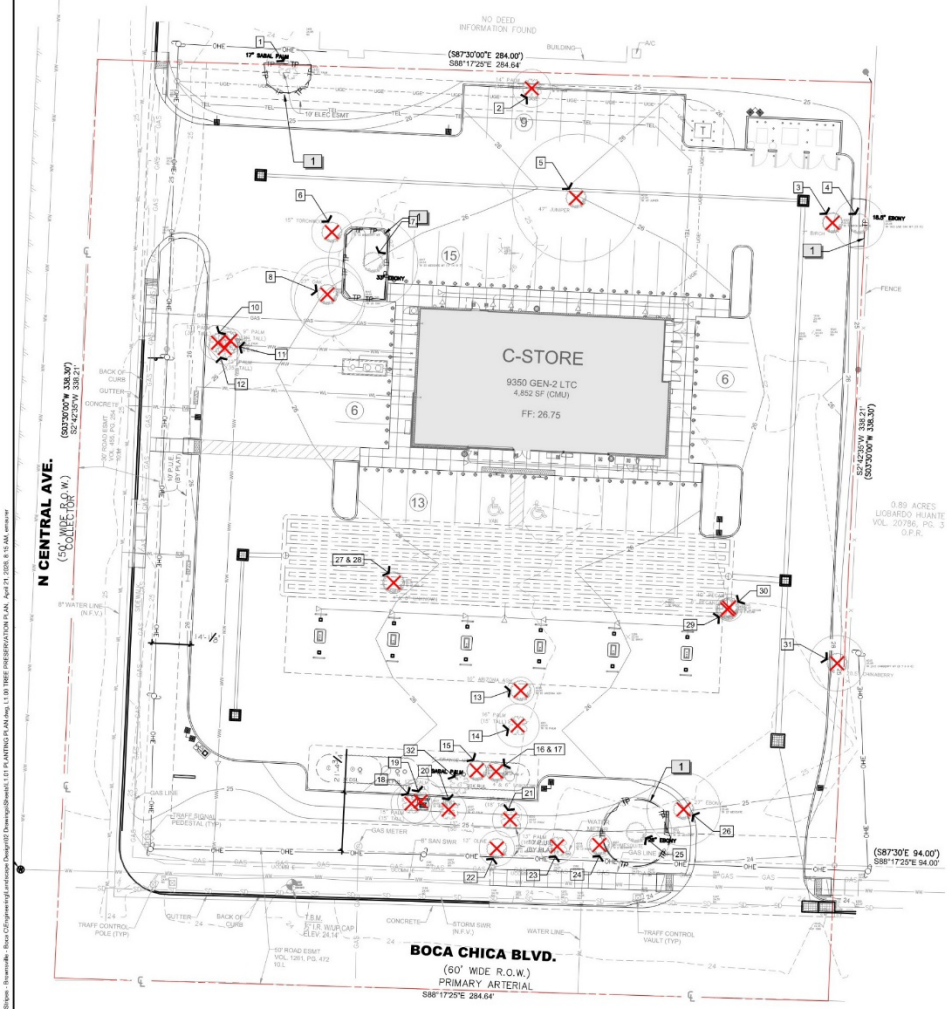
Review Criteria: Preservation Credits

- ▶ Preservation Credits (**UDC Sec. 5.1.6 – Tree Preservation Credits**)
 - ▶ ***Protected Trees and Heritage Trees may be counted toward landscape requirements contained in this Ordinance.***
 - ▶ A Protected Tree that is preserved may be counted as three **(3) trees** required under **4.6.3 Landscaping**.
 - ▶ A Heritage Tree that is preserved may be counted as eight **(8) trees** required under **4.6.3 Landscaping**.

Planning and Redevelopment Department

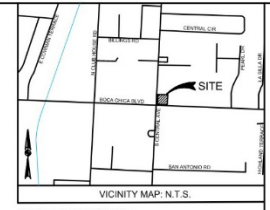


Tree Preservation Plan



LEGEND
X TREE OR PALM TO BE REMOVED

REFERENCE NOTES SCHEDULE		
CODE	DESCRIPTION	QTY
1	TREE PRESERVATION FENCING	278 LF
	TP	TP



FLOODPLAIN INFORMATION:
THE SUBJECT PROPERTY IS LOCATED IN ZONE X, AREA OF MINIMAL FLOOD HAZARD, FOR THE NATIONAL FLOOD INSURANCE PROGRAM. FIRM MAP NUMBER: 48052000P CAMERON COUNTY, TEXAS, LATEST REVISION FEBRUARY 16, 2018.

BENCHMARK NOTE:
TEMPORARY BENCHMARK #1
SET 1/2" I.R. CAP WITH "UP"
ELEVATION = 24.14'

LEGAL DESCRIPTION:
PROPOSED LOT 1 BOCA CHICA RETAIL SUBDIVISION, 2.310 ACRES SITUATED IN BLOCK 26, E. JAMES SUBDIVISION, SHAW, 27, ESPRITO DATED GRANT, ACCORDING TO THE MAP RECORDED IN VOLUME 4, PAGE 36, MAP RECORDS OF CAMERON COUNTY, TEXAS.

EXISTING TREES									
NUMBER	SPECIES	CAULIPER	HEIGHT (FT)	CLASSIFICATION	STATUS	MITIGATION RATIO	MITIGATION INCHES	MITIGATION HEIGHT (FT)	CREDIT TREES
1	SABAL PALM	N/A	16	PROTECTED	SAVE	N/A			
2	PALM	N/A	36	EXEMPT	REMOVE	N/A			
3	BIRCH	7		EXEMPT	REMOVE	N/A			
4	EBONY	18.5		PROTECTED	SAVE	1:1			3
5	JUNIPER	47		EXEMPT	REMOVE	N/A			
6	TORCHWOOD	15		PROTECTED	REMOVE	1:1	15		
7	EBONY	33		HERITAGE	SAVE	N/A			8
8	OAK	27		HERITAGE	REMOVE	3:1	81		
10	PALM	N/A	35	EXEMPT	REMOVE	N/A			
11	PALM	N/A	31	EXEMPT	REMOVE	N/A			
12	PALM	N/A	35	EXEMPT	REMOVE	N/A			
13	ARIZONAASH	10		EXEMPT	REMOVE	N/A			
14	PALM	N/A	15	EXEMPT	REMOVE	N/A			
15	ORANGE	7		EXEMPT	REMOVE	N/A			
16	UNKNOWN	4		EXEMPT	REMOVE	N/A			
17	UNKNOWN	6		EXEMPT	REMOVE	N/A			
18	PALM	N/A	15	EXEMPT	REMOVE	N/A			
19	PALM	N/A	16	EXEMPT	REMOVE	N/A			
20	PALM	N/A	50	EXEMPT	REMOVE	N/A			
21	PALM	N/A	18	EXEMPT	REMOVE	N/A			
22	OLIVE	13		PROTECTED	REMOVE	1:1	13		
23	PALM	N/A	16	EXEMPT	REMOVE	N/A			
24	MESQUITE	9		EXEMPT	REMOVE	N/A			
25	EBONY	26		HERITAGE	SAVE	N/A			8
26	EBONY	27		HERITAGE	REMOVE	3:1	81		
27	UNKNOWN	4		EXEMPT	REMOVE	N/A			
28	UNKNOWN	8		EXEMPT	REMOVE	N/A			
29	UNKNOWN	8		EXEMPT	REMOVE	N/A			
30	UNKNOWN	10		EXEMPT	REMOVE	N/A			
31	UNKNOWN	20.5		EXEMPT	REMOVE	N/A			
32	SABAL PALM		3	PROTECTED	RELOCATE				
TOTALS							190		19



1818 E. FULTON STREET, SUITE 335
SAN ANTONIO, TEXAS 78222
TEL: 214.781.1100
EMAIL: jpross@bowman.com
www.bowmanconsulting.com

REVISIONS	DATE	DESCRIPTION

TREE PRESERVATION PLAN

STRIPES #42982

BOCA CHICA BLVD & N CENTRAL AVE

BROWNSVILLE, TEXAS 78521



04.21.2026

DESIGN	DRAWN	CHKD
JCM	JCM	JCH

DATE: 04/21/2026

SCALE:

JOB No. 250449-01-048

SHEET NO. **L1.00**

Existing Tree Inventory

• Salvaged Trees

- (1) Protected Tree (*Species: Ebony*) – 18.5-inch Caliper: **Equivalent to 3 credit trees**
- (2) Heritage Tree (*Species: Ebony*) – 33-inch Caliper: **Equivalent to 8 credit trees**
- (3) Heritage Tree (*Species: Ebony*) – 26-inch Caliper: **Equivalent to 8 credit trees**
 - **Total Tree Credits Awarded: 19 tree credits**

• Tree Removal

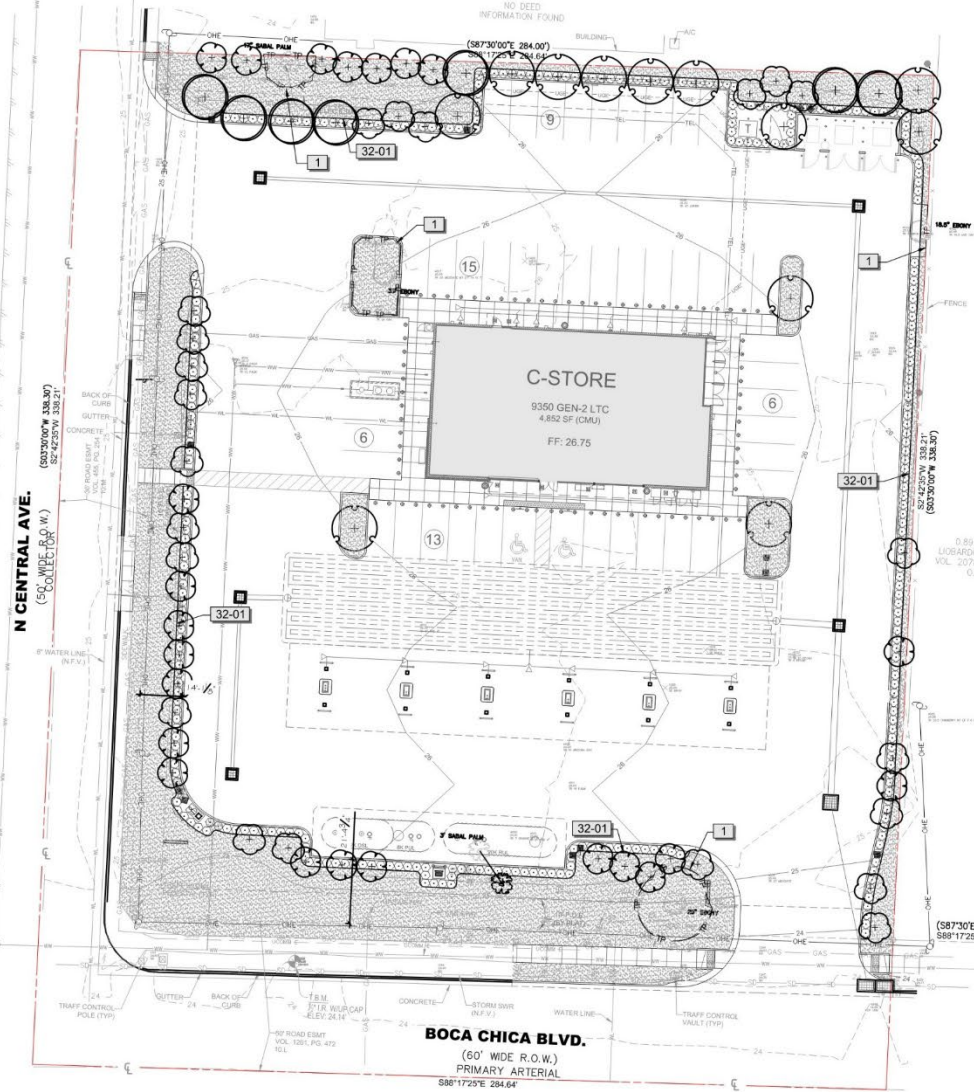
- (1) Heritage Tree (*Species: Oak*) – **27 caliper inches**
- (2) Heritage Tree (*Species: Ebony*) – **27 caliper inches**
- (3) Protected Tree (*Species: Torchwood*) – **15 caliper inches**
- (4) Protected Tree (*Species: Olive*) – **13 caliper inches**
 - **Total Tree Removal (Caliper Inches): 82 caliper inches**

• Required Tree Mitigation (Caliper Inches)

- (1) Required Mitigation Inches: **190 caliper inches**
 - Heritage Tree (*Species: Oak*) – 27 caliper inches x 3 = **81 caliper inches**
 - Heritage Tree (*Species: Ebony*) – 27 caliper inches x 3 = **81 caliper inches**
 - Protected Tree (*Species: Torchwood*) – 15 caliper inches x 1 = **15 caliper inches**
 - Protected Tree (*Species: Olive*) – 13 caliper inches x 1 = **13 caliper inches**
 - **Total Required Tree Mitigation (Caliper Inches): 190 caliper inches**

EXISTING TREES									
NUMBER	SPECIES	CALIPER	HEIGHT (FT)	CLASSIFICATION	STATUS	MITIGATION RATIO	MITIGATION INCHES	MITIGATION HEIGHT (FT)	CREDIT TREES
1	SABAL PALM	N/A	16	PROTECTED	SAVE	N/A			
2	PALM	N/A	36	EXEMPT	REMOVE	N/A			
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4	EBONY	18.5		PROTECTED	SAVE	1:1			3
5	JUNIPER	47		EXEMPT	REMOVE	N/A			
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7	EBONY	33		HERITAGE	SAVE	N/A			8
8	OAK	27		HERITAGE	REMOVE	3:1	81		
10	PALM	N/A	35	EXEMPT	REMOVE	N/A			
11	PALM	N/A	31	EXEMPT	REMOVE	N/A			
12	PALM	N/A	35	EXEMPT	REMOVE	N/A			
13	ARIZONA ASH	10		EXEMPT	REMOVE	N/A			
14	PALM	N/A	15	EXEMPT	REMOVE	N/A			
15	ORANGE	7		EXEMPT	REMOVE	N/A			
16	UNKNOWN	4		EXEMPT	REMOVE	N/A			
17	UNKNOWN	6		EXEMPT	REMOVE	N/A			
18	PALM	N/A	15	EXEMPT	REMOVE	N/A			
19	PALM	N/A	16	EXEMPT	REMOVE	N/A			
20	PALM	N/A	50	EXEMPT	REMOVE	N/A			
21	PALM	N/A	18	EXEMPT	REMOVE	N/A			
22	OLIVE	13		PROTECTED	REMOVE	1:1	13		
23	PALM	N/A	16	EXEMPT	REMOVE	N/A			
24	MESQUITE	9		EXEMPT	REMOVE	N/A			
25	EBONY	26		HERITAGE	SAVE	N/A			8
26	EBONY	27		HERITAGE	REMOVE	3:1	81		
27	UNKNOWN	4		EXEMPT	REMOVE	N/A			
28	UNKNOWN	8		EXEMPT	REMOVE	N/A			
29	UNKNOWN	8		EXEMPT	REMOVE	N/A			
30	UNKNOWN	10		EXEMPT	REMOVE	N/A			
31	UNKNOWN	20.5		EXEMPT	REMOVE	N/A			
32	SABAL PALM		3	PROTECTED	RELOCATE	N/A			
TOTALS							190		19

Tree Preservation Plan



REFERENCE BROWNSVILLE UNIFIED DEVELOPMENT CODE

4.6.3 E.3 LANDSCAPING

PERIMETER ADJACENT TO FM 511 - 15' BUFFER REQUIRED
16.5' BUFFER PROVIDED

EXISTING PROTECTED TREES CREDIT: 19

1 SHADE TREE PER 40 LF OF FRONTAGE:

BOCA CHICA BLVD. - 254 LF / 40 = 6.3 ~ 7 SHADE TREES REQUIRED

DUE TO EASEMENTS AND OVERHEAD UTILITIES - 7 SMALL TREES PROVIDED

N. CENTRAL AVE. - 288 LF / 40 = 7.2 ~ 8 SHADE TREES REQUIRED

DUE TO EASEMENTS AND OVERHEAD UTILITIES - 8 SMALL TREES REQUIRED

7 + 8 = 15 TREES REQUIRED

15 TREES REQUIRED - 19 CREDIT TREES = -4 TREES REQUIRED

ALL PARKING SPACES FALL WITHIN 80' OF A TREE

MITIGATION - SEE BELOW "EXISTING TREE/PALM MITIGATION"

LANDSCAPE NOTES

- ALL MATERIAL QUANTITIES ARE FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES.
- CONTRACTOR SHALL HAVE ALL UTILITY LINES LOCATED BEFORE PERFORMING ANY EXCAVATION FOR LANDSCAPE AND/OR IRRIGATION INSTALLATION. CONTRACTOR SHALL TAKE NECESSARY STEPS TO PROTECT EXISTING UTILITIES.
- PRIOR TO APPLYING SOD OR HYDROSEED, ALL STONES AND DEBRIS LARGER THAN 1 INCH IN ANY DIMENSION SHALL BE REMOVED AND SURFACE MUST BE TOP DRESSED WITH 2" OF TOPSOIL AND FINE GRADED SMOOTH.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING A FULL AND HEALTHY STAND OF GRASS AT THE TIME OF POSSESSION BY THE OWNER.
- ALL AREAS DISTURBED BY CONSTRUCTION (INCLUDING AREAS OUTSIDE PROPERTY LINES) SHALL BE PLANTED AND WATERED A MINIMUM OF 10 WEEKS OR UNTIL GRASS IS FULLY ESTABLISHED.
- LANDSCAPE BED EDGING SHALL BE PROVIDED WHERE INDICATED ON PLANS AND BETWEEN PLANTING/STONE BEDS AND LAWN AREAS/SIDEWALKS.
- OPEN AREAS WITHIN LANDSCAPE BEDS SHALL BE MULCHED.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING PHOTOGRAPHS OF ACTUAL LANDSCAPE MATERIALS AND SUBMITTING THEM TO THE LANDSCAPE ARCHITECT OF RECORD FOR APPROVAL PRIOR TO INSTALLATION.
- PLANT MATERIAL SELECTED SHALL FOLLOW THE GUIDELINES OF THE AMERICAN STANDARD FOR NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSEYMEN AND MEET OR EXCEED ALL SIZE REQUIREMENTS LISTED ON PLANT SCHEDULE.
- ALL PLANTINGS SHALL BE MAINTAINED IN A HEALTHY STATE BY LANDSCAPE CONTRACTOR AND SHALL BE WARRANTED (FOR REPLACEMENT) FOR ONE (1) CALENDAR YEAR AFTER ACCEPTANCE OF THE LANDSCAPE INSTALLATION.

EXISTING TREE/PALM MITIGATION

MITIGATION INCHES REQUIRED: 190 CALIPER INCHES

PALM TREE HEIGHT REPLACEMENT HEIGHT: 0 FEET

CALIPER INCHES FOR MITIGATION ABOVE REQUIRED:

(64) 3" CALIPER TREES
192 INCHES
(0) PALM TREES
N/A

CALIPER INCHES PROVIDED ON-SITE:

PAYMENT IN-LIEU-OF: (0) 3" CALIPER TREES @ \$XX,XXX

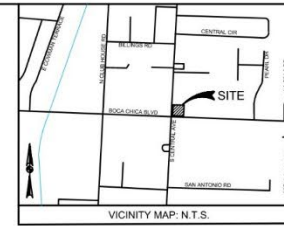
PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT.	CAL.	HT.	SP.	BR. HT.
TREES								
	AG2	22	Catclaw Acacia / Acacia greggii MITIGATION	Field Grown	3" Cal	7' Min.		4'-5'
	DT2	23	Texas Persimmon / Diospyros texana MITIGATION	B & B	3" Cal	7' Min.		4'-5'
	QV2	7	Southern Live Oak / Quercus virginiana MITIGATION	65 gal	3" Cal	12'-14'		6'-7' 5'+
	UC2	12	Cedar Elm / Ulmus crassifolia MITIGATION	65 gal	3" Cal	12'-14'		6'-7' 5'+

GROUND COVERS

CT SOD 14,008 sf Bermuda Grass / Cynodon dactylon 'TIF 419' sod

CODE	DESCRIPTION	QTY
1	TREE PRESERVATION FENCING	278 LF
	TP TP	
32-01	STEEL BED EDGE	915 LF



FLOODPLAIN INFORMATION :

THE SUBJECT PROPERTY IS LOCATED IN ZONE X, AREA OF MINIMAL FLOOD HAZARD, FOR THE NATIONAL FLOOD INSURANCE PROGRAM FIRM MAP NUMBER 48061C0509D CAMERON COUNTY, TEXAS, LATEST REVISION FEBRUARY 16, 2018.

BENCHMARK NOTE :

TEMPORARY BENCHMARK #1
SET 1/2" IR. CAP WITH "CP"
ELEVATION = 24.14'

LEGAL DESCRIPTION

PROPOSED LOT 1 BOCA CHICA RETAIL SUBDIVISION, 2.210 ACRES SITUATED IN BLOCK 26, EL JARDIN SUBDIVISION, SHARE 27, ESPRITO SANTO GRANT, ACCORDING TO THE MAP RECORDED IN VOLUME 4, PAGE 36, MAP RECORDS OF CAMERON COUNTY, TEXAS.

Bowman
2020 Bowman Consulting Group, Ltd.
1844 Fm. Highway 1711, Suite 100
San Antonio, Texas 78232
Phone: (210) 774-5504
Email: jbowman@bowman.com

REVISION	DATE	DESCRIPTION

PLANTING PLAN

STRIPES #42982
BOCA CHICA BLVD & N CENTRAL AVE
BROWNSVILLE, TEXAS 78521



04/21/2026

DESIGN	DRAWN	CHKD
JCM	JCM	JCM
DATE:	04/21/2026	
SCALE:		
JOB No.	250449-01-048	
SHEET No.	L1.01	



Proposed On-Site Tree Mitigation

- **Proposed On-Site Tree Mitigation (Caliper Inches)**

(1) 64 x 3" caliper trees = **192 caliper inches**

- Catclaw Acacia / *Acacia greggii* (Mitigation) x 22 @ 3-inch Caliper = **66 caliper inches**
- Texas Persimmon / *Diospyros texana* (Mitigation) x 23 @ 3-inch Caliper = **69 caliper inches**
- Southern Live Oak / *Quercus virginiana* (Mitigation) x 7 @ 3-inch Caliper = **21 caliper inches**
- Cedar Elm / *Ulmus crassifolia* (Mitigation) x 12 @ 3-inch Caliper = **36 caliper inches**
- **Proposed Total On-Site Mitigation: 192 caliper inches (exceeds requirement)**

- **Payment in-lieu-of:** Not Applicable, on-site mitigation by developer

PLANT SCHEDULE									
<u>SYMBOL</u>	<u>CODE</u>	<u>QTY</u>	<u>COMMON / BOTANICAL NAME</u>	<u>CONT.</u>	<u>CAL.</u>	<u>HT.</u>	<u>SP.</u>	<u>BR. HT.</u>	
<u>TREES</u>									
	AG2	22	Catclaw Acacia / <i>Acacia greggii</i> MITIGATION	Field Grown	3"Cal	7' Min.	4'-5'		
	DT2	23	Texas Persimmon / <i>Diospyros texana</i> MITIGATION	B & B	3"Cal	7' Min.	4'-5'		
	QV2	7	Southern Live Oak / <i>Quercus virginiana</i> MITIGATION	65 gal	3"Cal	12'-14'	6'-7'	5'+	
	UC2	12	Cedar Elm / <i>Ulmus crassifolia</i> MITIGATION	65 gal	3"Cal	12'-14'	6'-7'	5'+	

City Commission Action

- ▶ Pursuant to **UDC Sec. 5.1.3 – Categories of Preserved Trees**, the City Commission may approve the removal of one or more Heritage Trees if the developer's proposed tree mitigation plan meets or exceeds the minimum mitigation standards established by code.

Staff Analysis

Based on staff's review of the submitted exhibits and pursuant to the following provisions of the Unified Development Code:

- ▶ ***UDC Sec. 5.1.3 – Categories of Preserved Trees***
- ▶ ***UDC Sec. 5.1.4 – Tree Mitigation***
- ▶ ***UDC Sec. 5.1.6 – Tree Preservation Credits***

Staff finds that the developer's proposed on-site tree mitigation, beyond the minimum landscaping requirements of the code, exceeds the minimum mitigation standards established in the Landscape Section of the Unified Development Code for the removal of protected and heritage trees; and therefore, is **recommending approval**.

BOARD APPOINTMENT(S)

ACTION ITEM #1

Consideration and **ACTION** on **Resolution Number 2026-069** to appoint or reappoint members to the Animal Regulation and Care Advisory Committee (ARCAC).

Animal Regulation and Care Advisory Committee

- **Purpose:** Ensure adherence to applicable requirements of the Texas Department of Health. Suggest necessary modifications to the City of Brownsville Code of Ordinances relating to animals and animal regulation and care.
- **Meeting Schedule:** The Animal Regulation and Care Advisory Committee meets quarterly at different locations. The City Health Authority may call more frequent meetings if determined that such meetings are necessary.
- **Composition:** The committee consists of 11 :
 The City Health Authority
 One (1) City Commissioner
 One (1) Representative from an animal welfare organization
 One (1) Licensed Veterinarian
 Seven (7) Additional Citizens

Member	Appointed Date	Term Expiration	Appointed by
Dr. Christopher Romero	N/A	Indefinite	
Commissioner Bryan L Martinez		Term of Office	
Lorena Jensen	12/1/2025	12/31/2027	Mayor
Patricia De La Fuente	12/1/2025	12/31/2027	Comm. At – Large “A’
Lourdes Bolado	12/1/2025	12/31/2027	Comm. At – Large “B:
Javier Parra	12/1/2025	12/31/2027	Comm. District 1
Gilda Lire Caldwell	12/1/2025	12/31/2027	Comm. District 2
		12/31/2027	Comm. District 3
Marcela Montemayor-Morris	12/1/2025	12/31/2027	Comm. District 4
Anthony Lopez	12/1/2025	12/31/2027	Animal Advocacy
Dr. Thomas W deMarr		12/31/2027	Licensed Veterinarian

Animal Regulation and Care Advisory Committee

Applicant's Name	District
Marissa G. Fuentes	1
Yadira Zapata	1
Elena Rogers	2
Augustine J. Anduiza	3
Cecilio Banuelos	3
Claudia P. Reyna	3
Joan A. Rodriguez	3
Gloria Magana	4
Jesus D. De Leon	4

Applicant's Name	District
Angela Han	4
Liliana Benavidez	4
Mayra Cruz	4
Stephanie Kferman	4
Melissa Marcelloni	Outside City Limits
Ofelia Garza	Outside City Limits



EXECUTIVE SESSION(S)

EXECUTIVE SESSION #1

Closed session pursuant to Tex. Gov't. Code Section 551.071 (Consultation with Attorney) related to Project Information Technology.

EXECUTIVE SESSION #2

Closed session pursuant to Tex. Gov't. Code Sections 551.071 (Consultation with Attorney) and 551.087 (Economic Development Deliberations) related to Project Field of Dreams.

EXECUTIVE SESSION #3

Closed session pursuant to Tex. Gov't. Code Section 551.071 (Consultation with Attorney) related to an agreement with Morrow.

EXECUTIVE SESSION #4

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.

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

POSSIBLE ACTION ITEM #1

Consideration and **ACTION**, if any, on **Resolution Number 2026-071** related to Project Field of Dreams.

ADJOURNMENT