

THE STATE OF TEXAS §
CITY OF BROWNSVILLE §
COUNTY OF CAMERON §

MINUTES of a **Regular Meeting** of the Planning and Zoning Commission of the City of Brownsville, Texas, held 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, on **Thursday, July 6, 2023, at 5:30 P.M.** with the following members present:

PRESENT:

**RONALD MILLS
TROY WHITEMORE
DAVID A. RAMIREZ
ELIZA VASQUEZ
RUBEN O'BELL
MARTIN VEGA**

**EDUARDO GARRIDO
BRIGETTE GRAYBILL
JULIO CASTANEDA
DEBBIE LOSOYA**

**CHAIRMAN
VICE-CHAIRMAN
COMMISSIONER
COMMISSIONER
COMMISSIONER
ASSISTANT DIRECTOR OF LAND
DEVELOPMENT SERVICES
SENIOR PLANNER
PLANNER-I
PLANNER-I
PLANNER-TECH**

ABSENT:

**ELISEO DAVILA
AIDA L. RODRIGUEZ**

**SECRETARY
COMMISSIONER**

A quorum being present, Chairman Ronald Mills, asked Julio Castaneda, Planner-I, to begin with the roll call and begin to consider the following matters as posted and filed for the record in the Planning & Redevelopment Department on July 6, 2023.

REGULAR MEETING: 5:30 P.M.

1. Updates/Comments

Martin Vega, Assistant Director, stated that there were no updates or comments.

2. Approval of the Minutes for the Regular Meeting(s) on June 1, 2023

Upon Motion by Commissioner Troy Whittemore seconded by Commissioner David Ramirez was found **complete** and **carried unanimously**.

ITEMS FOR INDIVIDUAL CONSIDERATION:

- 1. Consideration and Action** to grant a subdivision waiver exempting Los Ranchitos Park Subdivision Phase 3, located in the Extraterritorial Jurisdiction of the City of Brownsville, from the municipal platting process and solely proceeding with Cameron County Jurisdiction.

Martin Vega, Assistant Director, provided a brief explanation of the requested subdivision waiver for Los Ranchitos Park Subdivision Phase 3.

Commissioner Troy Whittemore moved to **grant** a subdivision waiver exempting Los Ranchitos Park Subdivision Phase 3, located in the Extraterritorial Jurisdiction of the City of Brownsville, from the

platting process and solely proceeding with Cameron County Jurisdiction. The motion was seconded by Commissioner David Ramirez and **carried unanimously**.

2. **Consideration and Action** to grant a subdivision waiver exempting San Sebastian Subdivision, located in the Extraterritorial Jurisdiction of the City of Brownsville, from the municipal platting process and solely proceeding with Cameron County Jurisdiction.

Martin Vega, Assistant Director, provided a brief explanation of the requested subdivision waiver for San Sebastian Subdivision.

Commissioner Troy Whittemore moved to **grant** a subdivision waiver exempting San Sebastian Subdivision, located in the Extraterritorial Jurisdiction of the City of Brownsville, from the platting process and solely proceeding with Cameron County Jurisdiction. The motion was seconded by Commissioner David Ramirez and **carried unanimously**.

3. **Consideration and Action** to grant a subdivision waiver exempting Hacienda de Guerra Subdivision, located in the Extraterritorial Jurisdiction of the City of Brownsville, from the municipal platting process and solely proceeding with Cameron County Jurisdiction.

Martin Vega, Assistant Director, provided a brief explanation of the requested subdivision waiver for Hacienda de Guerra Subdivision.

Commissioner Troy Whittemore moved to **grant** a subdivision waiver exempting Hacienda de Guerra Subdivision, located in the Extraterritorial Jurisdiction of the City of Brownsville, from the platting process and solely proceeding with Cameron County Jurisdiction. The motion was seconded by Commissioner David Ramirez and **carried unanimously**.

4. **Consideration and Action** to grant a subdivision waiver exempting Serrata & Salazar Subdivision, located in the Extraterritorial Jurisdiction of the City of Brownsville, from the municipal platting process and solely proceeding with Cameron County Jurisdiction.

Martin Vega, Assistant Director, provided a brief explanation of the requested subdivision waiver for Serrata & Salazar Subdivision.

Commissioner Troy Whittemore moved to **grant** a subdivision waiver exempting Serrata & Salazar Subdivision, located in the Extraterritorial Jurisdiction of the City of Brownsville, from the platting process and solely proceeding with Cameron County Jurisdiction. The motion was seconded by Commissioner David Ramirez and **carried unanimously**.

5. **Consideration and Action** to grant a subdivision waiver exempting St. Ives Central Boulevard Subdivision from the required additional right-of-way dedication of 25' as established by the City of Brownsville Thoroughfare Plan.

Martin Vega, Assistant Director, provided a brief explanation of the requested subdivision waiver for St. Ives Central Boulevard Subdivision.

Commissioner Troy Whittemore moved to **grant** a subdivision waiver exempting St. Ives Central Boulevard Subdivision from the required additional right-of-way dedication of 25' as established by the City of Brownsville Thoroughfare Plan. The motion was seconded by Commissioner David Ramirez and **carried unanimously**.

6. **Consideration and Action** to grant a subdivision waiver exempting Santander Commercial Subdivision Phase 1 from the required additional right-of-way dedication of 10' as established by the City of Brownsville Thoroughfare Plan.

Martin Vega, Assistant Director, provided a brief explanation of the requested subdivision waiver for Santander Commercial Subdivision Phase 1.

Commissioner Troy Whittemore moved to **grant** a subdivision waiver exempting Santander Commercial Subdivision Phase 1 from the required additional right-of-way dedication of 10' as established by the City of Brownsville Thoroughfare Plan. The motion was seconded by Commissioner David Ramirez and **carried unanimously**.

CONSENT AGENDA ITEMS:

1. Consideration and Action: Sunset Subdivision, Preliminary Plat

Martin Vega, Assistant Director, stated that staff finds Sunset Subdivision, Preliminary Plat, complete.

Upon motion by Commissioner David Ramirez seconded by Commissioner Troy Whittemore was found **complete** and **carried unanimously**.

PUBLIC HEARINGS:

1. Public Hearing and Action on Ordinance Number 235-2023-014: To rezone from Agricultural (AG) to Residential Suburban (R-2) for a 30.67-acre tract of land out of Block 4, Chicago Gardens Subdivision, Cameron County, Texas, located on South Minnesota Avenue, Brownsville, Texas 78521.

Martin Vega, Assistant Director, delivered a brief explanation of the ordinance, noting that staff supports the applicant's request.

Upon motion by David Ramirez seconded by Commissioner Troy Whittemore and **carried unanimously**, the public hearing was **closed**.

Commissioner Troy Whittemore moved that Ordinance Number 235-2023-014 be **approved** to rezone from Agricultural (AG) to Residential Suburban (R-2) for a 30.67-acre tract of land out of Block 4, Chicago Gardens Subdivision, Cameron County, Texas, located on South Minnesota Avenue, Brownsville, Texas 78521. The motion was seconded by Commissioner Eliza Vasquez and **carried unanimously**.

2. Public Hearing and Action on Ordinance Number 235-2023-015: To rezone from Agricultural (AG) to Residential Single-Family (R-1) for 0.333-acre tract of land, out of Lot 1, Block 1, Villa Nueva Subdivision, Cameron County, Texas, located at 2893 Old Military Road, Brownsville, Texas 78520.

Martin Vega, Assistant Director, delivered a brief explanation of the ordinance, noting that staff supports the applicant's request.

Upon motion by Troy Whittemore seconded by Commissioner Eliza Vasquez and **carried unanimously**, the public hearing was **closed**.

Commissioner Troy Whittemore moved that Ordinance Number 235-2023-015 be **approved** to rezone from Agricultural (AG) to Residential Single-Family (R-1) for 0.333-acre tract of land, out of Lot 1, Block 1, Villa Nueva Subdivision, Cameron County, Texas, located at 2893 Old Military Road, Brownsville, Texas 78520. The motion was seconded by Commissioner Eliza Vasquez and **carried unanimously**.

3. Public Hearing and Action on Ordinance Number 235-2023-016: To rezone from Residential Single-Family (R-1) to Residential Suburban (R-2) for 23.136 acres out of Block 148, El Jardin

Subdivision, Espiritu Santo Grant, Cameron County, Texas, located on the intersection of Robindale Road and Morrison Road, Brownsville, Texas 78526.

Martin Vega, Assistant Director, delivered a brief explanation of the ordinance, noting that staff supports the applicant's request.

Upon motion by Troy Whittemore seconded by Commissioner David Ramirez and **carried unanimously**, the public hearing was closed.

Commissioner Troy Whittemore moved that Ordinance Number 235-2023-016 be **approved** to rezone from Residential Single-Family (R-1) to Residential Suburban (R-2) for 23.136 acres out of Block 148, El Jardin Subdivision, Espiritu Santo Grant, Cameron County, Texas, located on the intersection of Robindale Road and Morrison Road, Brownsville, Texas 78526. The motion was seconded by Commissioner Eliza Vasquez and **carried unanimously**.

4. **Public Hearing and Action on Ordinance Number 235-2023-017:** To rezone from Residential Estate (RE) to Residential Transition (R-3) for a 7.62-acre tract out of Block 180, El Jardin Subdivision Shares 19 & 27, Espiritu Santo Grant, Cameron County, Texas, located 2400 Dr. Hugh Emerson Road, Brownsville, Texas 78526.

Martin Vega, Assistant Director, delivered a brief explanation of the ordinance, noting that staff supports the applicant's request.

Upon motion by Troy Whittemore seconded by Commissioner David Ramirez and **carried unanimously**, the public hearing was closed.

Commissioner Eliza Vasquez moved that Ordinance Number 235-2023-017 be **approved** to rezone from Residential Estate (RE) to Residential Transition (R-3) for a 7.62-acre tract out of Block 180, El Jardin Subdivision Shares 19 & 27, Espiritu Santo Grant, Cameron County, Texas, located 2400 Dr. Hugh Emerson Road, Brownsville, Texas 78526. The motion was seconded by Commissioner Troy Whittemore and **carried unanimously**.

5. **Public Hearing and Action on Ordinance Number 235-2023-905:** To rezone from Residential Suburban (R-2) to Residential Single-Family (R-1) for El Naranjal Subdivision, Sections 1 to 6, Cameron County, Texas, located on Boca Chica Boulevard, Brownsville, Texas 78521.

Martin Vega, Assistant Director, delivered a brief explanation of the ordinance, noting that staff supports the applicant's request.

Homeowners Jessica Cuellar, Veronica Garcia and Kevin Brock voiced their concerns about the change.

Chairman Ronald Mills, explained that the purpose of the proposed change was so that the use permitted by the zoning of Sections 1 to 6 matched the deed restrictions established by the developer.

Upon motion by Eliza Vasquez seconded by Commissioner Troy Whittemore and **carried unanimously**, the public hearing was closed.

Commissioner Eliza Vasquez moved that Ordinance Number 235-2023-905 be **approved** to rezone from Residential Suburban (R-2) to Residential Single-Family (R-1) for El Naranjal Subdivision, Sections 1 to 6, Cameron County, Texas, located on Boca Chica Boulevard, Brownsville, Texas 78521. The motion was seconded by Commissioner Ruben O'Bell and **carried unanimously**.

6. **Public Hearing and Action on Ordinance Number 235-2023-906:** To rezone from Traditional Neighborhood (TN) and Traditional Neighborhood-Mixed Use (TN-MU) to Light Industrial (LI) for Lots 1, 2, 10, 11, & 12, Block 71-A, Stillman Extension Subdivision, located at 305 West Levee Street, Brownsville, Texas 78520.

Martin Vega, Assistant Director, delivered a brief explanation of the ordinance, noting that staff will follow the Planning & Zoning Commission's recommendation.

Applicant Ed Serafy and Neighbor Elizabeth Holzman spoke in favor of the case.

Upon motion by Troy Whittemore seconded by Commissioner Eliza Vasquez and **carried unanimously**, the public hearing was **closed**.

Commissioner Troy Whittemore moved that Ordinance Number 235-2023-906 be **approved** to rezone from Traditional Neighborhood (TN) and Traditional Neighborhood-Mixed Use (TN-MU) to Light Industrial (LI) for Lots 1, 2, 10, 11, & 12, Block 71-A, Stillman Extension Subdivision, located at 305 West Levee Street, Brownsville, Texas 78520. The motion was seconded by Commissioner Eliza Vasquez and **carried unanimously**.

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ADJOURNMENT:

There being no further business to come before the Commission, upon duly made motion, the meeting adjourned at 6:00 p.m.

Approved this 3rd day of August 2023.



Troy Whittemore
Interim Chairman

Attest:



Brigitte Graybill
Planner-1

Respectfully submitted by:
Brigitte Graybill, Planner I
Planning and Redevelopment Services Department