

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 **September 1, 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

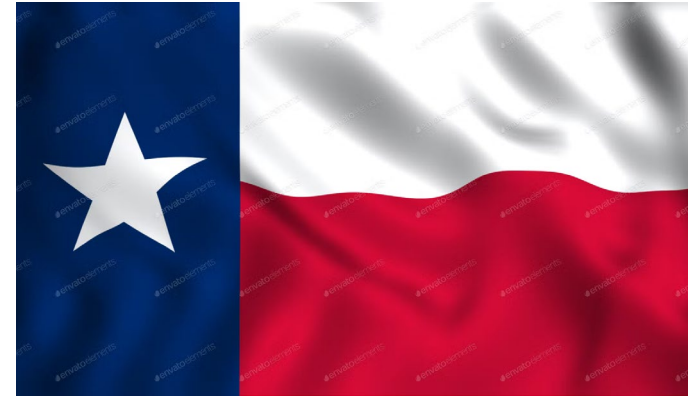
**C. PLEDGE OF ALLEGIANCE TO THE FLAGS
OF THE UNITED STATES OF AMERICA AND
THE STATE OF TEXAS**

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 Ruben Hernandez

Commissioner G. De Leon; Commissioner B. Martinez



*A PROCLAMATION OF THE CITY COMMISSION
OF BROWNSVILLE, TEXAS,
**RECOGNIZING RUBEN HERNANDEZ AND
HIS COMMITMENT TO COMMUNITY SERVICE***

WHEREAS, Ruben Hernandez is a proud United States Army veteran, Brownsville native, and dedicated community servant whose lifelong connection to Brownsville and the Southmost community has inspired his commitment to supporting local veterans, children, and families; and

WHEREAS, in 2023, Mr. Hernandez founded the Veterans Giving Back Toy Drive after identifying a need to ensure that children and families throughout the Brownsville community continued to receive support during the holiday season; and

WHEREAS, through his leadership, Mr. Hernandez brought together veterans, local businesses, elected officials, community organizations, and representatives from the Brownsville Police Department and Brownsville Fire Department to support a shared mission of caring for Brownsville's children and families; and

WHEREAS, the initiative grew through collaboration with partners throughout Brownsville and Cameron County, including the Gladys Porter Zoo, the Brownsville Museum, and other community supporters, demonstrating the power of collective action and the enduring spirit of **#BrownsvilleStrong**; and

WHEREAS, the toy drive was subsequently renamed the **Angelina Resendiz Brownsville Strong Toy Drive** in honor and memory of a fallen soldier and daughter of the Brownsville community, preserving her legacy through acts of compassion, service, and remembrance; and

WHEREAS, Mr. Hernandez entrusted the continuation of this meaningful initiative to the Veterans of Foreign Wars while maintaining his dedication to developing additional projects that support veterans, assist families, and strengthen the community; and

WHEREAS, Ruben Hernandez exemplifies the values of leadership, generosity, patriotism, and service, reminding us that meaningful change begins when individuals step forward to care for their neighbors and invest in the well-being of their community; and

WHEREAS, the City of Brownsville recognizes and appreciates Mr. Hernandez's contributions and his ongoing commitment to creating opportunities for hope, connection, and support throughout our city.

NOW, THEREFORE, WE THE MEMBERS OF THE COMMISISON do hereby recognize and commend **RUBEN HERNANDEZ** for his military service, community leadership, and dedication to the children, families, and veterans of Brownsville, and encourage all residents to join in celebrating the spirit of service and unity that makes our community.

DONE, on this, the 1st day of September 2026.

2) Recognizing the PossAble Dream Adult High School at the Brownsville Campus

Commissioner Mayor J. Cowen Jr.; G. De Leon



PROCLAMATION

*A PROCLAMATION OF THE CITY COMMISSION
OF BROWNSVILLE, TEXAS,
RECOGNIZING THE POSSABLE DREAM ADULT
HIGH SCHOOL- BROWNSVILLE CAMPUS*

WHEREAS The PossAble Dream Adult High School opened its Brownsville campus in August 2025 with a mission to provide adults between the ages of 18 and 50 a second opportunity to earn a Texas high school diploma while preparing for meaningful careers and lifelong success; and

WHEREAS through the dedication of its students, faculty, staff, community partners, and supporters, The PossAble Dream Adult High School has grown from an initial enrollment of 23 students to serving 139 adult learners during its inaugural year; and

WHEREAS in August 2026, the school proudly celebrated the graduation of 45 adult learners who demonstrated perseverance, resilience, and determination by earning their high school diploma, while 42 graduates also earned one or more industry-based certifications that strengthen the local workforce; and

WHEREAS the City of Brownsville recognizes the importance of adult education as a pathway to educational achievement, workforce development, stronger families, and a more prosperous community, and proudly celebrates the accomplishments of The PossAble Dream Adult High School and its Class of 2026; and

NOW, THEREFORE, be it resolved that the City of Brownsville commends September 1, 2026 as "The PossAble Dream Adult High School Graduation and Adult Education Achievement Day" in the City of Brownsville, Texas, and encourage all citizens to recognize and celebrate the achievements of the graduates, educators, community partners, and supporters whose dedication continues to transform lives through the power of education.

DONE, on this, the 1st day of September 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.

Comments are limited to 3 minutes.
Please abide by the allotted time.

03:00

PRESENTATION(S)

- 1) Presentation by the Brownsville Public Utilities Board providing an Annual Report on the Progress of Collaboration with the City of Brownsville, as required by the City Charter.



Fiscal Year 2025-2026 Report

AS PER ARTICLE VI. – UTILITIES BOARD, SECTION 4(F)

• B r o w n s v i l l e C i t y C o m m i s s i o n | S e p t e m b e r 2 0 2 6

Gerardo Martinez,
BPUB Chair

A decorative graphic at the bottom of the slide consists of several overlapping, wavy blue shapes that create a sense of movement and depth, resembling water or a stylized landscape.

Agenda

Article VI, Section 4(f) of the City Charter requires the Public Utilities Board to report annually on progress toward four common goals shared with the City of Brownsville.

PART ONE

Chair's Update

Structural Organizational Changes

Organizational Transformation

Cost Reduction Efforts

Understanding the Electric Market

PART TWO

FY 2025-2026 Charter Report

1. Eliminate Duplication of Services
2. Create Administrative Efficiency
3. Provide Joint Service Efforts
4. Ensure Quality of Service at Lower Cost

Structural Organizational Changes

The 2026-2030 Strategic Business Plan, adopted by the Board in December 2025, is the North Star guiding how BPUB is structured.

SEPARATION OF UTILITIES

- Separate service policies for Electric and Water / Wastewater
- Cost of service analysis and rate restructuring
- Clear accountability for each utility's own cost

INSOURCING / OUTSOURCING

- Building an internal Legal team
- Building Engineering Design in house
- Outsourcing selected functions to absorb growth

PARTNERSHIPS

- PUBCAP enhancement and empowerment
- Greater Brownsville EDC
- Port of Brownsville Joint Committee

Organizational Transformation

Simplifying how decisions get made, building the bench, and updating the policies that decide whether we can keep good people.

STREAMLINING & TALENT

Executive level simplification, plus development and recruitment of director level talent in Engineering & Services, Human Resources, and Finance.

FIRST EMPLOYEE ENGAGEMENT SURVEY

Completed

The first ever at BPUB. Leadership now has a baseline to measure against.

ORGANIZATIONAL EFFECTIVENESS

Technology Policy

Defining which tools we use and how

Asset Management Policy

Lifecycle management of what we own

Enterprise Project Management Office

EPMO, accountable for project delivery

POLICY UPDATES

- Flexible Work Arrangements
- Community Partnership Leave
- Cost of Living Adjustment
- Performance Evaluations and Compensation
- Educational Assistance and Development
- Retirement and Matching
- Leadership Training

Cost Reduction Efforts

Reducing what customers pay is not one decision. It is a running list, and the list is getting longer.

ALREADY DELIVERED

Line Extension Policy

Revising how the cost of extending electric service is assigned means growth pays a fairer share of what growth costs, instead of that cost landing on the existing rate base.

Also delivered: an optimized staffing model that absorbed a vacancy through cross-training rather than backfilling it.

CURRENT AND FUTURE

AMI

Advanced metering to cut manual reads, speed outage detection, and give customers real usage data

Grants

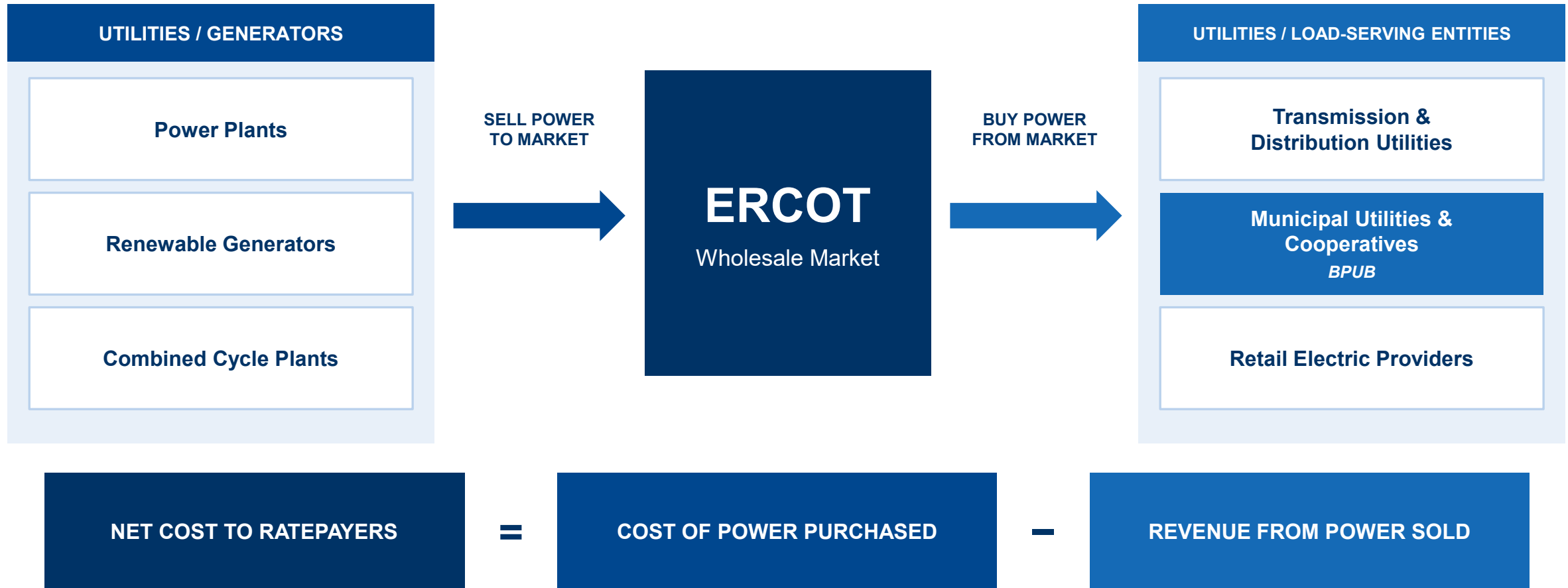
Federal and state dollars in place of rate dollars, including \$3M WaterSMART on Resaca de la Guerra

Resaca Fee

Aligning who pays for resaca maintenance with who benefits from it

How the Texas Electric Market Works

BPUB is a municipal utility that both sells power into the ERCOT wholesale market and buys power back out of it.



What Is Actually in an Electric Rate

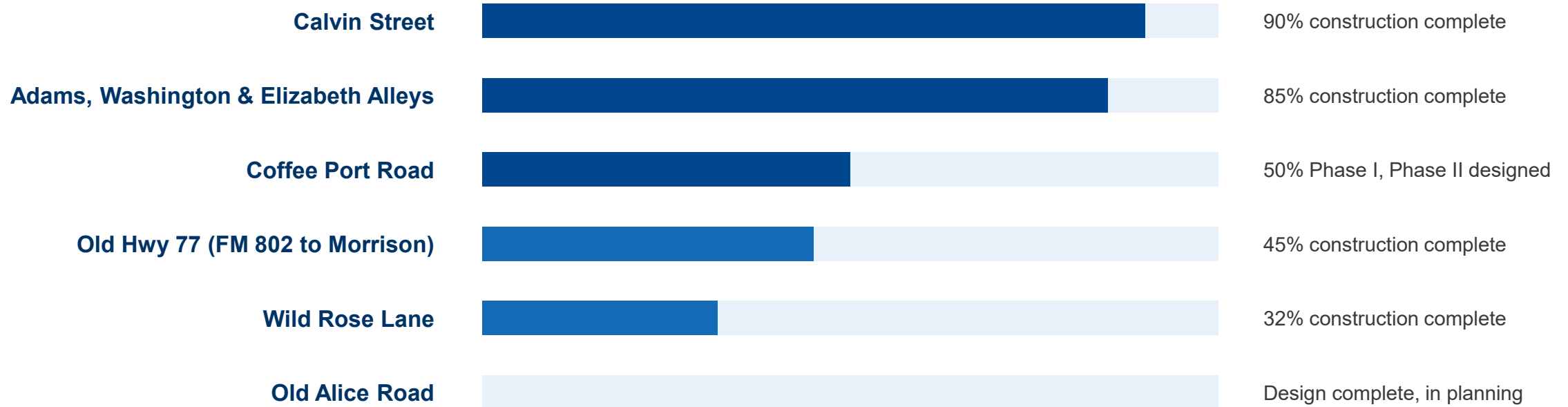
Six components make up the full cost of electric service. Retail providers routinely advertise only the first one.

Like old cell phone plans, the advertised price only holds if your usage matches the assumption. Most plans are priced at exactly 1,000 kWh.

COMPONENT	INCLUDED IN REP ADVERTISING?	FIXED OR VARIABLE
1. Energy Charge Generation / commodity charge	Usually stated	Variable
2. Delivery Charges Transmission & distribution (TDU / T&D fees)	Usually not stated	Both
3. Customer / Base Charge Fixed monthly charge regardless of usage	Usually not stated	Fixed
4. Fuel & Purchased Power Fuel cost adjustment / FPEC	Usually not stated	Variable
5. Taxes, Fees, Surcharges Municipal, state, and regulatory charges	Usually not stated	Both
6. Credits & Rebates Promotional adjustments	Sometimes stated	Variable

Goal 1: Eliminate Duplication of Services

When the City opens a street, BPUB gets its water, sewer, and electric work done in the same trench. Six coordinated projects advanced this year.



Coordinating utility upgrades with roadway work avoids reopening newly reconstructed streets, cutting cost and disruption for residents and businesses.

BACKFLOW TESTING BPUB tests approximately 127 City-owned backflow prevention devices each year at no cost to the City, ensuring state compliance.

Goal 2: Create Administrative Efficiency

Customer feedback gathered in 2025 drove six service launches in the following twelve months.

SIX LAUNCHES IN TWELVE MONTHS

OCT 2025 WaitWell

Queue management, shorter lobby waits, appointment scheduling

NOV 2025 Optimized Staffing Model

Vacancy absorbed by cross-training, personnel cost down

FEB 2026 Expanded Assistance Partners

Come Dream Come Build, Good Neighbor Settlement House

MAR 2026 SilverBlaze Portal

Secure 24/7 account access, payments, paperless billing

JUN 2026 RingCentral

Voice, chat, SMS, email. Callback instead of holding

JUL 2026 BPUB.com

Shorter domain, easier to remember and find

CUSTOMER SATISFACTION STUDY

GreatBlue Research, summer 2025. Presented to the Board in October 2025.

Confirmed strong electric reliability and outage restoration. Identified gaps in program awareness and confidence in drinking water.

SHARED ADMINISTRATIVE SYSTEMS

City fee collections

Garbage, City maintenance, and environmental compliance mandates ride on one BPUB invoice.

Accela and DigEPlan

One shared digital plan review workflow with City staff. Faster turnaround for developers.

Goal 3: Joint Infrastructure and Lighting

Lighting, broadband, airport reliability, and water resilience delivered jointly with the City.

13,772

streetlights maintained citywide

11,477

City streetlights converted to LED

800+

expressway fixtures maintained on 77/69

SPI AIRPORT RELIABILITY

Complete as of Aug 6, 2026

Full circuit rehabilitation: 23 poles, 13 transformers, 189 fog bowl insulators, and 28 tree-trimming projects.

RESACA DE LA GUERRA

Design ~90% complete

\$3M WaterSMART grant plus \$1.6M local share. Sediment removal January to June 2027.

BTXFIBER

Under active review

22 permits covering ~360 poles reviewed. Weekly coordination with the City and Omni Fiber.

CABLE REPLACEMENT

Design underway

Galaxia and Timber subdivisions, plus 2.12 miles in the Airport District.

Goal 3: Community, Communication, and Preparedness

Formal coordination channels, joint outreach, and emergency preparedness training with City agencies.

COMMUNICATION

BPUB's Chief Administrative Officer is the designated City Liaison and single point of contact.

- Weekly legal counsel meetings
- Monthly Technical Committee
- Two presentations to this Commission in FY 2025-2026

COMMUNITY OUTREACH

Joint events with the City throughout the year, including:

- One City All-Hazards Preparedness Fair
- VICC resident Town Hall
- Careers and Coffee Job Expo with GBEDC
- Big Public Utilities Bash, 2,000+ attendees

EMERGENCY PREPAREDNESS

Training and joint exercises with City and County agencies:

- Electrical hazard training for BPD, BFD, City and County staff
- Joint planning session and City OEM tabletop, May 2026
- Hurricane tabletop and tropical storm coordination, June 2026

DROUGHT RESPONSE

Brownsville moved from Drought Stage 2 to Stage 1 on August 7, 2026 as reservoir conditions improved.

Joint conservation efforts included billboard campaigns, social media and public information outreach, digital signage, school and university education, and legislative advocacy at Brownsville Day at the Capitol.

Goal 4: Ensure Quality of Service at Lower Cost

As a municipally owned utility, BPUB's revenues stay local. Here is what that was worth to the City in FY 2025-2026.

~\$12M

GENERAL FUND TRANSFER

Projected transfer to the City under Ordinance 2022-1700.

~\$445K

REDUCED MUNICIPAL RATES

Discounted utility service to City operations.

\$264,859

PRE-MOU WAIVER

Legacy City invoices cleared by Board action, November 2025.

2026-2030 STRATEGIC BUSINESS PLAN

Adopted December 2025. Presented to this Commission March 3, 2026.

2025 INTEGRATED RESOURCE PLAN

Approved October 13, 2025. Long-term roadmap for future electric demand.

ELECTRIC RATE & COST OF SERVICE STUDY

Completed by NewGen. Implementation deferred, now anticipated FY 2028.

VALVE & HYDRANT ASSET MANAGEMENT

New system July 2026 brought dead-end flushing into full state compliance.

Cost Recovery MOU effective October 1, 2025 now governs fifteen categories of shared service between BPUB and the City.



Questions?

Gerardo Martinez, Chair

Brownsville Public Utilities Board | bpub.com

CITY MANAGER'S UPDATE

1) "National Preparedness Month"



PROCLAMATION
A PROCLAMATION OF THE CITY COMMISSION
OF BROWNSVILLE, TEXAS,
RECOGNIZING THE “NATIONAL PREPAREDNESS MONTH”

WHERE AS emergencies and disasters can occur without warning and may impact our residents, businesses, infrastructure, and essential services; and

WHERE AS the City of Brownsville recognizes that preparedness is an ongoing commitment to identifying risks, reducing vulnerabilities, strengthening capabilities, and building a community ready to respond to and recover from all hazards; and

WHERE AS Brownsville faces a variety of hazards, including hurricanes, flooding, extreme heat, severe weather, public health emergencies, technological and cyber incidents, and other natural and human-caused threats; and

NOW, THEREFORE, BE IT RESOLVED that the City of Brownsville reaffirms its commitment to preparedness, resilience, and collaboration, and encourages all residents, businesses, and community partners to take proactive steps to plan for emergencies, strengthen readiness efforts, and support a safer and more resilient Brownsville.

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 THE NATIONAL PREPAREDNESS MONTH** by reaffirm our commitment to proactive emergency preparedness by embracing innovation, strengthening partnerships, improving coordination, and continuously enhancing our ability to prepare for emerging threats and challenges

DONE, on this, the 1st day of September 2026.

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 Regular Meetings held on August 4, 2026, and August 18, 2026. (Office of the City Secretary)
- 2) Consideration and **ACTION** to approve the City of Brownsville holiday schedule for Fiscal Year 2026-2027. (Organizational Development & Human Resources Department)
- 3) Consideration and **ACTION** to approve amendments to the City of Brownsville Employee Handbook to revise the Orientation Policy and establish a Bereavement Leave Policy, with an effective date of October 1, 2026. (Organizational Development & Human Resources)
- 4) Consideration and **ACTION** to approve Cooperative Service Agreement No. 355-26-ODHR-CP with Octagon Staffing, LLC, for temporary personnel services on an as-needed basis, for an initial nine-month term with the option to extend for up to three additional months, not to extend beyond September 30, 2027. (Organizational Development and Human Resources)
- 5) Consideration and **ACTION** to approve the Memorandum of Understanding (MOU) between the Lower Rio Grande Valley Development Council (LRGVDC) and the City of Brownsville establishing a formal framework for regional cooperation during declared emergencies and disasters. (Office of Emergency Management & Homeland Security)
- 6) Consideration and **ACTION** to approve the Brownsville Community Resource Center lease agreements between the City of Brownsville & South Texas Afghanistan Iraq Veteran Association (STAIVA) and Community Action Corporation of South Texas (CACOST) for a three-year term. (Grants & Community Development Department)
- 7) Consideration and **ACTION** to authorize the City Manager to execute a Memorandum of Understanding (MOU) between the City of Brownsville and the City of Harlingen for participation in the FY 2025 FEMA Assistance to Firefighters Grant (AFG) Regional Project. (Brownsville Fire Department)
- 8) Consideration and **ACTION** to approve the contract with Borderless Studio LLC for the completion of the Southmost Corridor Study and related services to be rendered during the eight-month project period, in an amount not to exceed \$169,995. (Planning & Redevelopment Services)
- 9) Consideration and **ACTION** to approve the purchase of Information Technology (IT) network hardware, wireless equipment, software, licensing, and related services from SHI Government Solutions, Inc. for the Cummings Building in an amount not to exceed \$129,571.85, as budgeted. (Information Technology)
- 10) Consideration and **ACTION** to adopt and enter into an Interlocal Agreement with Cameron County for certain administrative, financial, and other matters concerning City and County participation in the GBEDC Tech Park Reinvestment Zone Number Five, City of Brownsville, and authorize the City Manager to execute the same. (Office of the City Attorney/ Planning and Redevelopment Department)
- 11) Consideration and **ACTION** to Authorize a Contract with RM Walsdorf Inc. for the Abilene Trail Storm Sewer Improvements Project (246-26-EPW-IFB), in the amount not to exceed \$104,911.70, as budgeted. (Engineering and Public Works Department)
- 12) Consideration and **ACTION** to authorize a Professional Services Agreement with Oscar Alvarado for the Public Art Monument at the Brownsville South Padre Island International Airport, in an amount not to exceed \$250,000, as budgeted. (Airport Department)
- 13) Consideration and **ACTION** to apply for The US Department of Justice FY2026 Model Cities Initiative Grant. (Police Department)
- 14) Consideration and **ACTION** to approve the submission of Brownsville Metro's application to the Federal Transit Administration (FTA) FY 2026 Innovative Coordinated Access and Mobility (ICAM) Pilot Program in the amount of \$2,000,000 with \$300,000 in local funds for the proposed project of replacing Paratransit vehicles that have surpassed their useful life. (Brownsville Metro)
- 15) Consideration and **ACTION** to Authorize a Contract with Galiguer Corporation DBA Xtreme Security & Fire in the amount of \$100,769 for Contract No. 348-26-EPMO-CP, for a term of 30 Days, for Verkada Cameras and Door Access controls for the Cannery Public Market. (Enterprise Project Management Office Department)
- 16) Consideration and **ACTION** to approve a Contract with ARGIO Roofing & Construction, LLC in the amount of \$285,131.87 for Contract No. 346-26-ISD-CP, for repairs to the Market Square Dome, as budgeted. (Internal Services Department)

Consent Agenda Items

- 17) Consideration and **ACTION** to approve **Resolution Number 2026-118** supporting proposed state legislation that would require county election officials to offer annual election services contracts to municipalities conducting May municipal elections, while preserving each municipality's discretion whether to contract for those services. (Office of the City Secretary) Agenda September 1, 2026 – Page 4 of 7
- 18) Consideration and **ACTION** on **Resolution Number 2026-117A** to appoint or reappoint members to the Youth Advisory Board. (Office of the City Manager)
- 19) Consideration and **ACTION** on **Resolution Number 2026-120**, to authorize the execution of an Advance Funding Agreement (AFA) between the City of Brownsville and the Texas Department of Transportation to implement major traffic signal improvement at the intersection of Palm Blvd and Jefferson St. (Engineering & Public Works Department).
- 20) Consideration and **ACTION** to approve **Resolution Number 2026-124** the submission of Brownsville Metro's application to the Federal Transit Administration (FTA) FY 2026 Grants for Low or No Emissions Program \$12,967,600 with \$2,288,400 in local funds for the proposed project of vehicle expansion and replacement of vehicles. (Brownsville Metro)
- 21) Consideration and **ACTION** to approve **Resolution Number 2026-126** supporting Brownsville Metro's competitive grant application to the Federal Transit Administration (FTA) under the Bus and Bus Facilities Competitive grant program in the amount of \$5,645,700 with local support of \$1,411,425 to support the development of a Multimodal Transit Facility (Brownsville Metro)
- 22) Consideration and **APPROVAL** on **SECOND** and **FINAL READING** on **Ordinance Number 235-2026-012**, to rezone from Residential Single-Family (R-1) to Residential Transition (R-3) to allow a townhome development for 3.205 acres out of Share 4, Espiritu Santo Grant, Cameron County, Texas, located at Vasquez Ranch Road, Brownsville Texas 78520, as shown in Exhibit "A". (District 4) (Planning & Redevelopment Department)
- 23) Consideration and **APPROVAL** on **SECOND** and **FINAL READING** on **Ordinance Number 235-2026-018**, to rezone from Agriculture (AG) to Residential Single-Family (R-1) to allow a single-family residential subdivision for all of Summer Lakes Subdivision Phase 4, Cameron County, Texas, located at Summerhill Boulevard, Brownsville, Texas 78520, as shown in Exhibit "A". (District 4) (Planning & Redevelopment Department)
- 24) Consideration and **ACTION** on **SECOND READING** on **Ordinance Number 2026-1817** to adopt the City of Brownsville's Downtown Renaissance's Master Plan. (Planning & Redevelopment)
- 25) Consideration and **APPROVAL** on **SECOND** and **FINAL READING** on **Ordinance Number 235-2026-903-S**, to request a Specific Use Permit (SUP) in a Commercial Corridor (CC) zoning district to allow a commercial plaza and establish reduced setbacks for Lots 16, 17, and 18, Block 1, Naranja Vista Subdivision, Cameron County, Texas located at 9935 Naranjo Road, Brownsville, Texas 78521, as shown in Exhibit "A". (District 3) (Planning & Redevelopment Department)
- 26) Consideration and **APPROVAL** on **SECOND** and **FINAL READING** on **Ordinance Number 235-2026-904**, to rezone from Residential Single-Family (R-1) to Residential Suburban (R-2) to allow an existing duplex subdivision for all of Hidden Meadows Subdivision Section 2, Cameron County, Texas, located at Hidden Meadows Boulevard, Brownsville, Texas 78520, as shown in Exhibit "A". (District 4) (Planning & Redevelopment Department)
- 27) Consideration and **APPROVAL** on **SECOND** and **FINAL READING** on **Ordinance Number 235-2026-905**, to rezone from Commercial Corridor (CC) to Residential Transition (R-3) to allow an existing single-family development for an approximate 2.09 acres out of Lots 1, 2, 5, 6, 7, and 8, Block 40, out of Share 28 of the Brownell Tract, coming from a portion of El Jardin Subdivision, located at Lester Drive, Brownsville, Texas 78521, as shown in Exhibit "A". (District 2) (Planning & Redevelopment Department)
- 28) Consideration and **APPROVAL** on **SECOND** and **FINAL READING** on **Ordinance Number 2026-1818** accepting and approving an update to the Madeira Espiritu Santo Public Improvement District Number One (PID) Operations and Maintenance Service and Assessment Plan; accepting and approving the updated assessment roll for the PID; making a finding of special benefit to property within the PID; levying special assessments against such property and establishing a lien on such Agenda September 1, 2026 – Page 5 of 7 property; providing for the method of assessment and the payment of the assessments levied against the PID assessed property; providing penalties and interest on delinquent Assessments; and, also providing official notice of the PID's updated SAP to the Cameron County Clerk in accordance with Chapter 372 of the Texas Local Government Code, as amended. (Planning & Redevelopment Department/Office of the City Attorney/City Manager's Office)
- 29) Consideration and **APPROVAL** on **SECOND** and **FINAL READING** of **Ordinance Number 2025-1781-B** to adopt an end-of-year amendment to amend the Fiscal Year 2026 Budget. (Financial Services Department)
- 30) Consideration and **APPROVAL** on **SECOND** and **FINAL READING** of **Ordinance Number 2026-1815** to adopt the Fiscal Year 2027 Annual Budget for the Brownsville Community Improvement Corporation. (BCIC)
- 31) Consideration and **APPROVAL** on **SECOND** and **FINAL READING** of **Ordinance Number 2026-1816** to adopt the Fiscal Year 2027 Annual Budget for the Greater Brownsville Economic Development Corporation. (GBEDC)
- 32) Consideration and **APPROVAL** on **SECOND** and **FINAL READING** of **Ordinance Number 2024-223-D**, to amend Chapter 86, "Streets, Sidewalks, and Certain other Public Places," to adopt an encroachment licensing fee and right of way management regulations. (Engineering and Public Works Department)

PUBLIC HEARING(S)

PUBLIC HEARING #1

Consideration and **APPROVAL** on **SECOND** and **FINAL READING** of **Ordinance Number 2026-1820** to adopt the Fiscal Year 2027 Annual Budget.



APPROVAL on **SECOND** and **FINAL READING** of Ordinance Number
2026-1820 to adopt the Fiscal Year 2027 Annual Budget.

FY 2027 Balanced Budget Summary



Fund	FY 2026 Adopted Budget	FY 2027 Adopted Budget	Increase / (Decrease)
General Fund	\$138,681,800	\$141,928,200	\$3,246,400
Fleet & Facility Services Fund	\$12,282,000	\$13,400,300	\$1,158,300
Information Technology Fund	\$4,315,300	\$5,178,700	\$863,400
Convention & Tourism Fund	\$2,316,910	\$2,394,500	\$77,590
Street Maintenance Fund	\$5,151,800	\$5,549,800	\$398,000
Stormwater Drainage Maintenance Fund	\$0	\$2,800,000	\$2,800,000
Airport/Business Industrial Park Fund	\$5,455,100	\$6,259,400	\$804,300
Bridge Fund	\$4,175,000	\$4,200,000	\$25,000
Motor Vehicle Parking Fund	\$878,000	\$926,800	\$48,800
Event Center Fund	\$800,200	\$829,600	\$29,400
Public Transit Fund	\$8,577,300	\$8,756,900	\$179,600
Landfill Fund	\$19,023,200	\$20,135,300	\$1,112,100
Brownsville Golf Center Fund	\$1,070,700	\$1,069,000	(\$1,700)
Brownsville Sports Park Fund	\$1,556,800	\$1,561,000	\$4,200
Fiber Fund	\$0	\$2,653,800	\$2,653,800



THANK YOU



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.

Comments are limited to 3 minutes.
Please abide by the allotted time.

03:00

PUBLIC HEARING #2

Consideration and **APPROVAL** on **SECOND** and **FINAL READING** of **Ordinance Number 2026-1821** to ratify the Fiscal Year 2027 budget that will raise more total property taxes than last year's budget. (Financial Services Department)



APPROVAL on **SECOND** and **FINAL READING** of Ordinance Number 2026-1821 to ratify the Fiscal Year 2027 budget that will raise more total property taxes than last year's budget.

- ❖ This year's property tax levy raises more revenue from property tax than in the preceding year.
 - ✓ M&O Increase of \$1,796,000
 - ✓ Debt Increase of \$1,269,474
- ❖ Local Government Code requires a separate vote of the governing body to ratify the property tax increase reflected in the budget
- ❖ Vote is in addition to and separate from the vote to adopt the budget or to set the tax rate.

Recommendation



Ratify the Tax

Revenue Increase

Reflected in the FY

2027 Budget

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.

Comments are limited to 3 minutes.
Please abide by the allotted time.

03:00

PUBLIC HEARING #3

Consideration and **APPROVAL** on **SECOND** and **FINAL READING** of **Ordinance Number 2026-1822** levying ad valorem taxes for the Tax Year 2026 for the use and support of the Municipal Government of the City of Brownsville, Texas, for the Fiscal Year 2027, providing for the interest and sinking fund for the Fiscal Year 2027 City of Brownsville, Texas, General Obligation Debt.



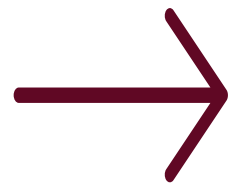
APPROVAL on **SECOND** and **FINAL READING** of Ordinance Number 2026-1822 levying ad valorem taxes for the Tax Year 2026 for the use and support of the Municipal Government of the City of Brownsville, Texas, for the Fiscal Year 2027, providing for the interest and sinking fund for the Fiscal Year 2027 City of Brownsville, Texas, General Obligation Debt.

Property Tax Rate Recommendation

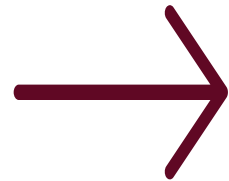
2026 Tax Year



- ❖ Current Tax Rate = \$0.603504
- ❖ Voter-Approval Tax Rate = \$0.613440 (1.65% Rate Increase)
- ❖ Proposed Tax Rate = \$0.603504 (0.00% Rate Increase)



Debt:
\$0.249923



M&O:
\$0.353581



**Proposed
Rate:**
\$0.603504

Tax Code 26.05(b) requires a motion to adopt the tax ordinance to be in the following form:

I move that the property tax rate be increased by the adoption of a tax rate of \$0.603504, which is effectively an 8.03% increase in the tax rate.

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.

Comments are limited to 3 minutes.
Please abide by the allotted time.

03:00

PUBLIC HEARING #4

Public Hearing and **ACTION** on **FIRST READING** of **Ordinance Number 2026-1761-B** of the City of Brownsville, Texas, to update the Master Fee Schedule of the City of Brownsville and amend pertinent sections of the Code of Ordinances to reflect those updates, and dealing with related matters.



Public Hearing and **ACTION** on **FIRST READING** of **Ordinance Number 2026-1761-B** of the City of Brownsville, Texas, to update the Master Fee Schedule of the City of Brownsville and amend pertinent sections of the Code of Ordinances to reflect those updates, and dealing with related matters. (Financial Services Department)

The purpose of this review is to provide an update on the fees for services charged by the City of Brownsville.



The updated service fees come from the following departments:

- ✓ City Secretary Department
- ✓ Department of Health, Wellness & Animal Services/Foods Division
- ✓ Planning & Redevelopment Services
- ✓ Landfill
- ✓ Engineering and Public Works Department
- ✓ Fire Department
- ✓ Parks and Recreation Department
- ✓ Brownsville South Padre Island International Airport
- ✓ Brownsville Public Library System
- ✓ Brownsville Convention and Visitors Bureau Department



Fee Adjustments

- New Fees: 114
- Fee Increases: 122
- Fee Eliminations: 104
- Fee Reductions: 48



City Secretary Department



Fee Increases	Current	Proposed
Notary Services	\$7.00	\$10.00
Plastic Pouches	\$2.00	\$3.00
Burial Transit Permits - Weekdays	\$10.00	\$25.00
Burial Transit Permits – Weekends/Holidays	\$25.00	\$50.00
Internment Fee – Full Body Burial	\$350	\$750
Add-on Fee for Weekends or after 5 PM Internments	\$175	\$325
Internment fee for Cremains Burials	\$75	\$325
Add-on Fee for Weekends or after 5 PM Internments	\$50	\$175

New Fees	Proposed
Vitals Verification	\$20.00
Abstract Fee	\$5.00
City Cemetery Admin Fee	\$125.00
City Cemetery Preservation Fee	\$50.00
Beer & Wine Permit New/Renewal Admin Fee	\$125.00
Beer & Wine Permits – Changes on Original Application Admin Fee	\$50.00

Fee Eliminations	Proposed
Birth Records Search Fee	\$23.00
Death Records Search Fee	\$21.00
City Cemetery Affidavit Fee	\$50.00
City Cemetery Search Fee	\$15.00
Long Distance Fax Fee	\$1.00

Department of Health, Wellness & Animal Services/Foods Division



Fee Increases (Vacant Lots)	Current	Proposed
Standard Lot 25 ft. × 100 ft.	\$60 - \$156	\$70-\$100
Standard Lot 50 ft. × 100 ft.	\$65 - \$169	\$90-\$125
Double Lot 100 ft. × 100 ft.	\$100 - \$196	\$120-\$150
1-Acre Lot	\$200 - \$234	\$200-\$300
1½-Acre Lot	\$300 - \$450	\$250-\$450
4-Acre Lot	\$600 - \$1035	\$550-\$1200
1-Acre Lot over 4 Acres	\$205 - \$210	\$200-\$300

Fee Decreases (Vacant Lots)	Current	Proposed
½-Acre Lot	\$150 - \$212	\$150
2-Acre Lot	\$350 - \$510	\$300-\$600
2½-Acre Lot	\$450 - \$675	\$350-\$750
3-Acre Lot	\$500 - \$730	\$400-\$900
3½-Acre Lot	\$550 - \$885	\$450-\$1050
½-Acre Lot over 4 Acres	\$175 - \$186	\$150
Debris	\$170 - \$325	\$150-\$200
Debris	\$329 - \$500	\$250
Debris	\$381 - \$750	\$350
Debris	\$488 - \$800	\$450
Trim	\$105 - \$200	\$150-\$300
Trim	\$130 - \$300	\$250-\$350
Trim	\$210 - \$700	\$350-\$400
Trim	\$325 - \$1000	\$450-\$500

Department of Health, Wellness & Animal Services/Foods Division



Fee Increases (Permits)	Current	Proposed
Temporary Seasonal 6-Month Temporary Permit	\$50	\$150
Temporary Conditional When Business is Issued a Conditional	\$50	\$150
Charro Days Festivities Week Fee Health Permit during Charro Day festivities for Food Stands	\$0	\$75
14-Day Temporary Permit	\$50	\$150
Requesting a Replacement of Permit	\$25	\$50
Change of Business Name and/or Owner (Administrative Fee)	\$15	\$50
Late Fee after 30 Days Monthly Compounded	\$38	\$40

Fee Increases (Permits)	Current	Proposed
Catering 1—25 Employees Annual Health Permit	\$172	\$250
Snack Bar 1—25 Employees Annual Health Permit	\$172	\$250
Swimming Pool New Accounts/Renewal Annual Health Permit	\$100	\$200
Spa New Accounts/Renewals Annual Health Permit	\$100	\$200
Business w/multi licenses 1—25 Employees Annual Health Permit	\$172	\$250
Temporary App. Temporary Permit Per Stand	\$25	\$50
Temporary App. Temporary Permit Per Stand	\$50	\$125

Department of Health, Wellness & Animal Services/Foods Division



Fee Increases (Permits)	Current	Proposed
Drinking Establishments New Accounts/Renewals Annual Health Permit	\$125	\$250
Meat Market 1—25 Employees Annual Health Permit	\$172	\$250
Seafood Market 1—25 Employees Annual Health Permit	\$172	\$250
Raspa/Ice Cream Stand 1—25 Employees Annual Health Permit	\$172	\$250
Deli 1—25 Employees Annual Health Permit	\$172	\$250
Private Schools New Accounts/Renewals Annual Health Permit	\$172	\$250
Public Cafeteria 1—25 Employees Annual Health Permit	\$172	\$250

Fee Increases (Permits)	Current	Proposed
Restaurant 1—25 Employees Annual Health Permit	\$172	\$250
Bakery 1—25 Employees Annual Health Permit	\$172	\$250
Tortilleria 1—25 Employees Annual Health Permit	\$172	\$250
Fruit Stand 1—25 Employees Annual Health Permit	\$172	\$250
Retail 1—25 Employees Annual Health Permit	\$172	\$250
Day Care 1—25 Employees Annual Health Permit	\$172	\$250
Nursing Home 1—25 Employees Annual Health Permit	\$172	\$250

Department of Health, Wellness & Animal Services/Foods Division



New Fees (Permits)	Proposed
CPM Food Vendor Permit Annual Health Permit	\$100.00
CPM Temp. Food Vendor Permit Temp Health Permit	\$50.00

Fee Decreases (Permits)	Current	Proposed
Restaurant 51+ Employees	\$283.00	\$250.00
Late Fee Charges 30 Days	\$38.00	\$20.00

Fee Eliminations (Permits)	Proposed
Restaurant 26—50 Employees Remove	\$251.00
Bakery 26—50 Employees	\$251.00
Bakery 51+ Employees	\$283.00
Tortilleria 26—50 Employees	\$251.00
Tortilleria 51+ Employees	\$283.00
Fruit Stand 26—50 Employees	\$251.00
Fruit Stand 51+ Employees	\$283.00
Retail 26—50 Employees	\$251.00
Retail 51+ Employees	\$283.00
Day Care 26—50 Employees	\$251.00
Day Care 51+ Employees	\$283.00
Nursing Home 26—50 Employees	\$251.00
Nursing Home 51+ Employees	\$283.00

Department of Health, Wellness & Animal Services/Foods Division



Fee Eliminations (Permits)	Proposed
Meat Market 26—50 Employees	\$251.00
Meat Market 51+ Employees	\$283.00
Seafood Market 26—50 Employees	\$251.00
Seafood Market 51+ Employees	\$283.00
Raspa/Ice Cream Stand 26—50 Employees	\$251.00
Raspa/Ice Cream Stand 51+ Employees	\$283.00
Deli 26—50 Employees	\$251.00
Deli 51+ Employees	\$283.00
Public Cafeteria 26—50 Employees	\$251.00
Public Cafeteria 51+ Employees	\$283.00
Catering 26—50 Employees	\$251.00
Catering 51+ Employees	\$283.00
Snack Bar 26—50 Employees	\$251.00

Fee Eliminations (Permits)	Proposed
Snack Bar 51+ Employees	\$283.00
Business w/multi licenses 26—50 Employees	\$251.00
Business w/multi licenses 51+ Employees	\$283.00
C1 Mobile Unit Cat—1 New Accounts/Renewals	\$172.00
C2 77 Flea Mkt Hot Foods New Accounts/Renewals	\$172.00
C3 77 Flea Mkt Snow Cones New Accounts/Renewals	\$172.00
C4 Pre-Packaged Ice Cream New Accounts/Renewals	\$172.00
C5 Produce—Tortillas New Accounts/Renewals	\$172.00
C6 Annual Retail New Accounts/Renewals	\$172.00
C6 Annual Temp. Temporary Permit at 77 Flea Market	\$50.00

Department of Health, Wellness & Animal Services/Foods Division



Fee Eliminations (Permits)	Proposed
Food Truck Park New Accounts/Renewals	\$172.00
Follow Up Fees 26—50 Employees	\$75.00
Follow Up Fees 51+ Employees	\$85.00
Miscellaneous Fee-C1 Mobile Unit Cat—1 Technology Fee	\$25.00
Miscellaneous Fee-C2 77 Flea Mkt Hot Foods Technology Fee	\$25.00
Miscellaneous Fee-C3 77 Flea Mkt Snow Cones Technology Fee	\$25.00
Miscellaneous Fee-C4 Pre-Packaged Ice Cream Technology Fee	\$25.00
Miscellaneous Fee-C5 Produce—Tortillas Technology Fee	\$25.00
Miscellaneous Fee-C6 Annual Retail Technology Fee	\$25.00
Miscellaneous Fee-C6 Annual Temp. Technology Fee	\$25.00
Miscellaneous Fee-Food Truck Park Technology Fee	\$25.00

Department of Health, Wellness & Animal Services/Foods Division



Fee Increases (BARCC)	Current	Proposed
Department store License Department store License	\$50.00	\$250.00
Kennels with fewer than 10 animals license	\$50.00	\$250.00
Kennels with 11 to 50 animals license Kennels with 11 to 50 animals license	\$75.00	\$500.00
Performing animals license (temporary)	\$50.00	\$500.00
Petting Zoo (Temporary-per day) Petting Zoo (Temporary-per day)	\$50.00	\$100.00
Circus (temporary) Circus (temporary)	\$100.00	\$500.00
Late Fee after 30 Days Monthly Compounded	\$38.00	\$40.00

New Fees (BARCC)	Proposed
Euthanasia and Testing (Rabies) Rabies testing due to animal lab	\$100.00
Cremation Services 0-20lbs	\$150.00
Cremation Services 21-40lbs	\$250.00
Cremation Services 41-70lbs	\$350.00
Cremation Services 71-99lbs	\$450.00
Cremation Services 100-149lbs MAX	\$550.00
Return to owner on the field Animal running at large Return to Owner on the field	\$25.00
Deceased animal pick up Picking up deceased owned animal in property	\$25.00
Mobile Grooming Unit License Grooming License for Mobile Unit	\$250.00
Miscellaneous-Mobile Unit Grooming Technology Fee	\$25.00

Department of Health, Wellness & Animal Services/Foods Division



Fee Increases (BARCC)	Current	Proposed
Individual city license tag Individual city license tag	\$4.00	\$5.00
Individual city license tag for unaltered animals	\$8.00	\$10.00
City license tags by roll City License roll fee for 100 tags	\$400.00	\$500.00
Euthanasia Disposition of animal due to owner request	\$20.00	\$50.00
Microchip on the field Microchip implant on the field	\$0.00	\$10.00
Grooming License Grooming License	\$50.00	\$250.00
Pet Store License Pet Store License	\$100.00	\$250.00

Fee Decreases (BARCC)	Current	Proposed
Late Fee Charges 30 Days	\$38.00	\$20.00
Follow Up Fees Animal Shelter Licensing Follow Up	\$52.00	\$50.00



Planning & Redevelopment Services



Fee Increases	Current	Proposed
Miscellaneous Fees - C-Addition Technology Fee	\$50.00	\$250.00
Miscellaneous Fees - C-Site Development Technology Fee	\$50.00	\$250.00
Miscellaneous Fees - R-Pool Technology Fee	\$25.00	\$50.00

Fee Decreases	Current	Proposed
Vendor Fee - First Friday Non-Downtown Brownsville Brick-and-Mortar Business Vendor Fee Outside Market Square	\$50.00	\$25.00

Fee Eliminations	Proposed
Zoning Permit 0 to 1 Acre	\$750.00
Zoning Permit 1 to 5 Acres	\$1,000.00
Zoning Permit 5 to 10 Acres	\$1,250.00
Zoning Permit 10 and Up Acres	\$1,750.00
Sign Permit Annual inspection fee	\$100.00

Fee Eliminations	Proposed
Registration Non-illuminated sign contractors — 1st year	\$50.00
Registration Non-illuminated sign contractors — Renewal	\$25.00
Registration Electrical sign contractors — 1st year	\$100.00
Registration Electrical sign contractors — renewal	\$50.00
Registration Electrical sign service contractor — 1st year	\$100.00
Registration Electrical sign service contractor — Renewal	\$50.00
Registration Billboard sign contractor — 1st year	\$200.00
Registration Billboard sign contractor — Renewal	\$100.00
Vendor Fee - First Friday Downtown Brownsville Brick-and-Mortar Business Vendor Fee at Market Square	\$50.00
Vendor Fee - First Friday Downtown Brownsville Brick-and-Mortar Business Vendor Fee Outside Market Square	\$50.00



Planning & Redevelopment Services



New Fees	Proposed
Historic Preservation Regulation Certificate of Appropriateness (Commercial)	\$100.00
Historic Preservation Regulation Work Started prior receiving a COA	\$1,000.00
Historic Preservation Regulation Building permit application within the NRHD (Residential)	\$100.00
Historic Preservation Regulation Building permit application within the NRHD (Commercial)	\$150.00
Historic Preservation Regulation Historic Sign Review	\$100.00
Historic Preservation Regulation Tax Exemption Designation (first time designation)	\$100.00
Historic Preservation Regulation Determination of non-contributing status (valid for two (2) years)	\$100.00
Miscellaneous Fees - Subdivisions Technology Fee	\$250.00
Miscellaneous Fees - Zoning Processes Technology Fee	\$150.00
Miscellaneous Fees - Zoning Verification Letter Technology Fee	\$75.00
Vendor Fee - First Friday First Friday Event T-Shirt	\$30.00

New Fees	Proposed
WCF Permit Wireless Communication Facilities/Monopole - Equipment Upgrade, replacement, repairs	\$500.00
Miscellaneous Fees Residential swimming pool repair	\$100.00
Miscellaneous Fees Inspections - After Hour	\$300.00
Historic Preservation Regulation Demolition / Relocation Review for Accessory Building only	\$50.00
Historic Preservation Regulation Certificate of Appropriateness (Commercial)	\$50.00
Historic Preservation Regulation Work Started prior receiving a COA	\$500.00
Historic Preservation Regulation Building permit application within the NRHD (Commercial)	\$75.00
Historic Preservation Regulation Historic Sign Review	\$50.00
Historic Preservation Regulation Certificate of Appropriateness (Residential)	\$50.00



Landfill



Fee Increases	Current	Proposed
Heavy Equipment Tire	\$24.88	\$25.88
1 Ton Tires	\$216.32	\$224.97
Compost	\$48.67	\$50.62
Mulch	\$27.04	\$28.12
Pallets, firewood, etc.	\$16.22	\$16.87
Unloading Fee (flat Beds)	\$54.08	\$56.24
Uncover Loads fee	\$10.82	\$11.25
Inside City Clean Brush	\$16.22	\$16.87
Outside City Clean Brush	\$17.31	\$18.00

Fee Increases	Current	Proposed
IMSW 1	\$9.73	\$10.12
IMSW 2	\$16.22	\$16.87
IMSW 3	\$22.71	\$23.62
IMSW 4	\$32.45	\$33.75
OMSW1	\$17.31	\$18.00
OMSW2	\$27.04	\$28.12
OMSW3	\$35.69	\$37.12
OMSW4	\$45.43	\$47.25
Special Waste	\$38.94	\$40.50
Tires <16-inch	\$1.08	\$1.12
Truck Tire	\$5.41	\$5.63
Tractor Tire	\$24.88	\$25.88



Landfill Fee Increase are the Annual 4% Increases

Engineering & Public Works



New Fees	Proposed
Metal Ground Socket TY-A Drivable	\$24.00
Metal Wedge -TY A Drivable	\$7.20
Aluminum Sign Blank (Rectangular) 6" x 12"	\$4.60
Aluminum Sign Blank (Rectangular) 6" x 18"	\$5.20
Aluminum Sign Blank (Rectangular) 9" x 12"	\$7.00
Aluminum Sign Blank (Rectangular) 9" x 24"	\$9.00
Aluminum Sign Blank (Rectangular) 12" x 6"	\$3.10
Aluminum Sign Blank (Rectangular) 12" x 18"	\$7.50
Aluminum Sign Blank (Rectangular) 12" x 36"	\$15.80
Aluminum Sign Blank (Rectangular) 12" x 65"	\$28.00
Aluminum Sign Blank (Rectangular) 15" x 24"	\$13.80

New Fees	Proposed
Aluminum Sign Blank (Rectangular) 15" x 60"	\$31.90
Aluminum Sign Blank (Rectangular) 18" x 24"	\$14.80
Aluminum Sign Blank (Rectangular) 18" x 36"	\$23.10
Aluminum Sign Blank (Rectangular) 24" x 30"	\$25.20
Aluminum Sign Blank (Rectangular) 24" x 48"	\$48.90
Aluminum Sign Blank (Rectangular) 24" x 60"	\$60.76
Aluminum Sign Blank (Rectangular) 30" x 36"	\$46.30
Aluminum Sign Blank (Rectangular) 108 x 24"	\$131.50
Aluminum Sign Blank (Round) 36"	\$50.70
Aluminum Sign Blank (Pentagonal) 30W x 29 H	\$30.00
Aluminum Sign Blank (Pentagonal) 36W x 35 H	\$51.00

Engineering & Public Works



New Fees	Proposed
Aluminum Sign Blank (Square) 12" x 12"	\$5.60
Aluminum Sign Blank (Square) 24" x 24"	\$19.80
Aluminum Sign Blank (Square) 30" x 30"	\$31.50
Aluminum Sign Blank (Square) 36" x 36"	\$55.40
Aluminum Sign Blank (Square) 48" x 48"	\$117.00
Aluminum Sign Blank (Triangle) 24"	\$10.70
Aluminum Sign Blank (Triangle) 30"	\$16.00
Face Stop Sign (Octagonal) 24" x 24"	\$18.50
Face Stop Sign (Octagonal) 36" x 36"	\$51.00

New Fees	Proposed
Temporary Road Closures (per Hour)	\$25.00
Rental of Equipment - Delineator or Channelizer	\$45.50
Rental of Equipment – Steel Crowd Control Fence	\$150



Fire Department



New Fees	Proposed
Ambulance Service Meropenem Injection 1gm/vl box 30mL	\$6.50



Parks and Recreation Department



New Fees (General Fees)	Proposed
Bike/Ride/Running/Skate Park Events Bike/Ride/Running events hosted on PARD Property	\$150.00
Drop-In Fitness Per Person, Per Day/Use	\$3.00
Portable Restrooms Rentals Rental of Portable Restrooms-includes two (2) portable restrooms and one (1) handwashing station – per day fee plus \$50.00 damaged deposit fee (refundable)	\$150.00
Dignity Trailer 4 hour rental \$100.00 damaged deposit fee (refundable)	\$60.00
Dignity Trailer Rental Additional Hour Fee per additional hour	\$30.00
Transportation Fee (General) Fee per mile Dignity Trailer travels	\$0.70
Dignity Trailer - Cleaning & Restocking Fee for cleaning and restocking Dignity Trailer	\$100.00
Dean Porter Park Resaca deck Rental reservation of Deck (5 hrs.)	\$500.00

Eliminations (General Fees)	Proposed
Section of Park Rental Keep park areas of park open to the public, for profit or exclusive use of renter. Only use specified area.	\$150 minimum, or \$.05 cents per square foot which ever is greater.
Disc Golf Disc Rental Single disc rentals	\$2 per disc, \$10 Refundable Deposit
Bike/Ride Events Flat rate or Per participant, whichever is greater	\$300 or \$1 per participant



Parks and Recreation Department



Fee Increases (General Fees)	Current	Proposed
Barricade Rentals Rental of Barricades per unit—per day plus \$50.00 damaged deposit (refundable)	\$10.00	\$15.00
BBQ Oven 4-Hour Rental	\$150.00	\$200.00

Fee Decreases (General Fees)	Current	Proposed
Disc Golf Rental 2 Hour Rental Rate	\$150.00	\$100.00
Disc Golf Tournament Rental Daily Tournament Rental Rate	\$700.00	\$300.00
Stage Rentals Rental of stage—per day fee plus \$100.00 damaged deposit (refundable)	\$600.00	\$500.00
Bench Advertising Bench Advertisements Quarterly	\$350.00	\$100.00



Parks and Recreation Department



New Fees (Youth Program)	Proposed
Parking Lot (I.e., car shows, etc.) Rental Fee	\$250.00

Fee Decreases (Youth Program)	Current	Proposed
Fee per vendor	\$10 - \$200	\$45.00

Fee Eliminations (Youth Program)	Proposed
Rental Popcorn Machine	\$100.00
Rental RCP Foyer Furniture Per Piece	\$100.00
General Program Fee	\$5.00
Fee per person for general programs offered	



Parks and Recreation Department



Fee Increases (Aquatics)	Current	Proposed
Swim Team Brownsville Stingrays Swim Team Registration	\$55.00	\$75.00

Fee Eliminations (Aquatics)	Proposed
Lifeguard Instructor in Training (LIIT) Lifeguard in Training Program	\$75.00

Parks and Recreation Department



New Fees (Youth Athletics)	Proposed
Rental - Skate Park, Splash Pad (excludes Dean Porter), fitness court, Restroom pavilions per rental, per day (avg rental time is 4-6 hours)	\$50.00
Gym Independent Youth & Adult League Fees Leagues the city does not directly operate (\$20.00 per registrar) must be a registered with an affiliate organization with board, bylaws, rules & regulations.	\$20.00
Gym Independent Youth League Fees Leagues the city does not directly operate (\$30.00 per registrar) must be a registered with an affiliate organization with board, bylaws, rules & regulations.	\$30.00
Banner fee (gyms/fields)	\$300 annually, \$150 for 6 months per banner
Rental Sound System	\$50.00
Security Per extra security \$50.00	Fee determined by BPD
Maintenance Fee Maintenance Fee / Clean up fee	\$100.00

Fee Increases (Youth Athletics)	Current	Proposed
Little Dribblers 3 and 4 year old Basketball Jersey included (cost per player)	\$35.00 Resident/\$40 NonResident	\$40.00
Independent Youth League Fees Leagues the city does not directly operate (\$ per player and \$0.50 annual increase per registrar) must be a registered with an affiliate organization with board, bylaws, rules & regulations.	\$9.50 (maximum \$15.00)	\$10.00

Parks and Recreation Department



Fee Reductions (Youth Athletics)	Current	Proposed
Little Dribblers Summer 3 and 4 year old Basketball No Jersey included (cost per player)	\$30.00 Resident/\$35.00 NonResident	\$30.00
Youth Winter/Spring Basketball 5—12 year old basketball Jersey Included (cost per player)	\$45.00 Resident/\$50 NonResident	\$40.00
Youth Summer Basketball 5—18 year old basketball No Jersey Included (cost per player)	\$40.00 Resident/\$45.00 NonResident	\$30.00
Adult Basketball Adult basketball season No Jerseys Included (cost per team)	\$350.00	\$300.00
Youth Flag Football 5—12 year old flag football Jersey Included (cost per player)	\$55.00 Resident/\$60 NonResident	\$50.00
Youth Fall Volleyball 7—12 year old volleyball Jersey Included (cost per player)	\$45.00 Resident/\$50 NonResident	\$40.00
Youth Summer Volleyball 5—18 year old basketball No Jersey Included (cost per player)	\$40.00 Resident/\$45 NonResident	\$30.00
Adult Volleyball Adult volleyball season No Jerseys Included (cost per team)	\$350.00	\$300.00
Athletic Field - Non Resident Practice Rate Practice fees (per hour, per field up to 4 hours)	\$45.00	\$35.00
Athletic Field - Residents Tournament Event Rental (5 to 8 hours max)	\$400.00	\$300.00
Gym - Non-Residents, Non- Tournament per hour, up to 4 hours	\$60.00	\$45.00
Gym Non-Residents, Tournament Event Rental (5 to 8 hours max)	\$900.00	\$500.00



Parks and Recreation Department



Fee Eliminations (Youth Athletics)	Proposed
Independent Adult League Fees Per Player. Must be a registered with an affiliate organization with board, bylaws, rules & regulations.	\$25.00
Athletic Field - Residents, Non-Tournament Rate Event Rental (5 to 8 hours max)	\$300.00
Athletic Field - Non-Residents, Non-Tournament Event Rental (5 to 8 hours max)	\$325.00
Gym - Residents, Non-Tournament Event Rental (5 to 8 hours max) add an additional \$25 every extra hour	\$300.00
Gym - Non-Residents, Non-Tournament Event Rental (5 to 8 hours max) add an additional \$ 25 every extra hour	\$400.00

Parks and Recreation Department

Fee Increases (Golf Center)	Curr ent	Propo sed
Golf Course Fee active educators (Summer only) 18 holes 1/2 cart	\$0.00	\$30.00
Junior- Day (peak, off peak) Junior- Day (peak, off peak)	\$9.00	\$15.00

Fee Eliminations (Golf Center)	Proposed
Golf Course Fee 18 Holes (1/2 Cart) - Off Peak, Day	\$30.00
Golf Course Fee 18 Holes (Walking) - Off Peak, Day	\$25.00
Golf Course Fee 18 Holes Twilight (1/2 Cart) - Off Peak, Day	\$25.00
Golf Course Fee 18 Holes Twilight (Walking) - Off Peak, Day	\$20.00
Golf Course Fee 9 Holes (1/2 Cart) - Off Peak, Day	\$25.00
Junior - Monthly (peak, off peak) Junior - Monthly (peak, off peak)	\$29, \$23
Single - Monthly (peak, off peak) Single - Monthly (peak, off peak)	\$115, \$79
Couple - Monthly (peak, off peak) Couple - Monthly (peak, off peak)	\$163, \$148
Cart Storage - Monthly Cart Storage - Monthly	\$140.00
Cart Storage & Trail Fee - Monthly Cart Storage & Trail Fee - Monthly	\$190.00
Cart Storage & Trail Fee - 3 Month Cart Storage & Trail Fee - 3 Month/Saves \$55	\$525.00
Couple - Annual Couple - Annual	\$1,719.00
Family - Annual Family - Annual	\$1,896.00
Couple - Annual W/ 1/2 Cart Couple - Annual W/ 1/2 Cart	\$1,720.00
Non-Profit Peak Tournament Fee Non-Profit Peak Tournament Fee	\$26.25
Non-Profit Off-Peak Tournament Fee Non-Profit Off-Peak Tournament Fee	\$22.50



Parks and Recreation Department



Fee Increases (Event Center)	Current	Proposed
Full Complex 8 Hour Rental	\$7,398.44	\$9,248.05
Palo Alto Grand Ballroom 8 Hour Rental	\$4,756.25	\$5,945.31
Resaca de la Palma "A" 8 Hour Rental	\$793.75	\$992.19
Major Jacob Brown "B" 8 Hour Rental	\$793.75	\$992.19
Palmito Hill "C" 8 Hour Rental	\$793.75	\$992.19
Charles Stillman "D" 8 Hour Rental	\$793.75	\$992.19
Palo Alto "E" 8 Hour Rental	\$1,585.94	\$1,982.42
Rooms "AB" or "CD" 8 Hour Rental	\$1,585.94	\$1,982.42

Fee Increases (Event Center)	Current	Proposed
Rooms "ABE" or "CDE" 8 Hour Rental	\$3,171.88	\$3,964.84
Conference Room "A" 8 Hour Rental	\$390.63	\$488.28
Conference Room "B" 8 Hour Rental	\$390.63	\$244.14
Conference Room "C" 8 Hour Rental	\$195.31	\$244.14
Conference Rooms "BC" 8 Hour Rental	\$250.00	\$488.28
Covered Walkway "A" 8 Hour Rental	\$390.63	\$488.28
Covered Walkway "B" 8 Hour Rental	\$390.63	\$488.28
Foyer 8 Hour Rental	\$390.62	\$488.28
Digital Frame Advertisement for 4 months	\$700.00	\$1,000.00



Parks and Recreation Department



Fee Reductions (Event Center)	Current	Proposed
Pinata Pole Area 8 Hour Rental	\$60.00	\$50.00
Lavaliere Microphone AV Equipment	\$45.00	\$25.00
Electrical Extension Cords AV Equipment	\$100.00	\$10.00

New Fees (Event Center)	Proposed
12' x 8 Screen AV Equipment	\$95.00
Cocktail Tables with Covers Each	\$15.00
Tiffany Chairs \$2.50 ea. (max 400)	\$2.50
Parking Lot Rental Fee	\$1,000.00



Parks and Recreation Department



New Fees (Sports Park)	Proposed
Rental Fees Mobile Stage Rental	\$500.00
Rental Fees PA System (Speaker & Microphone)	\$100.00
Rental Fees Golf Cart Rental per-cart /per-day	\$50.00
Rental Fees Deposit for Hourly Rate	\$50.00
Rental Fees Deposit for Tournament Rate	\$150.00
Rental Fees Additional Hours	\$100.00

Fee Increases (Sports Park)	Current	Proposed
Parking Fee Dirt - range based on the event scope/capacity	\$5-\$9	\$10.00
Rental Fees Individual Field - Hourly (Practice Only) Marked	\$50 Resident/\$60 NonResident	\$60.00
Rental Fees Tournament Fees—Softball/Baseball - Daily	\$450.00	\$1,000.00
Rental Fees Full Size MS Field—Hourly (Practice Only) No Marked Lines	\$45.00	\$50.00
Rental Fees Full Size MS Field - Hourly (Practice Only) Marked	\$50 Resident/\$60 Non Resident	\$60.00



Parks and Recreation Department



Fee Increases (Sports Park)	Current	Proposed
Rental Fees MS Field—Per Field (Tournament)	\$150.00	\$200.00
Rental Fees Concessions (Weekend Tournaments - If Chosen)	\$300 Day Resident/ \$350 Day NonResident	\$600.00
Rental Fees Hourly (up to 6 hours)—Games/Scrimmages Visitor Seating Only	\$150.00	\$175.00
Rental Fees Hourly (up to 6 hours)—Games/Scrimmages Stadium Seating	\$250.00	\$300.00
Rental Fees Stadium Seating - All Day Event	\$2,500 Resident/ \$3,000 NonResident	\$3,000.00
Rental Fees Full Stadium Seating—All day Event (6+ hours)	\$3,000.00	\$3,500.00
Rental Fees South Pavilion - (By Playground) 4 hours, \$75 each additional hour	\$75 Residents/ \$100 NonResidents Hourly	\$250.00

Fee Increases (Sports Park)	Current	Proposed
Rental Fees Tournament Rate (12 Hour Block)	\$750.00	\$850.00
Rental Fees Basketball Court—Hourly Rental	\$20 Resident/ \$30 NonResident Hourly	\$30.00
Rental Fees Sand Volleyball Court Tournament (8 hrs)	\$350 Resident/ \$400 NonResident	\$400.00
Rental Fees Skate Park - Half Day	\$150 Resident/ \$200 NonResident	\$200.00
Rental Fees Skate Park—Daily Rental	\$250 Resident/ \$300 NonResident	\$300.00

Parks and Recreation Department



Fee Decreases (Sports Park)	Current	Proposed
Rental Fees Individual Field—Hourly (Practice Only) No Marked Lines	\$45.00	\$40.00
Rental Fees Concessions (Weekend Tournaments - If Chosen)	300 Day Resident/\$350 Day Non Resident	\$300.00
Rental Fees Visitor Seating - All Day Event	\$1,500 Resident/\$2000 NonResident	\$1,500.00
Rental Fees Locker Rooms	\$75 Resident/\$80 NonResident	\$75.00
Rental Fees Outdoor Basketball Courts - Tournament	\$400 Resident/\$500 NonResident	\$400.00
Rental Fees North Pavilion - (By Sand Volleyball) 4 hours, \$75 each additional hour	\$250.00	\$150.00

Fee Eliminations (Sports Park)	Proposed
Rental Fees Lights, All Locations —Per Field—Per Hour	\$250.00
Rental Fees Seasonal—3-month period	\$300.00
Rental Fees Full Size MS Youth Sized Field—Per Field (Tournament)	\$200.00



Brownsville South Padre Island International Airport

New Fees	Proposed
Motor Vehicle Parking Lost Ticket Fee	\$50.00

Fee Decreases	Current	Proposed
Transportation Network Companies Fee per trip	\$2.00	\$1.00



Brownsville Public Library System



New Fees	Proposed
Direct-to-Film Transfer Materials for MakerSpace projects	\$2.00
Sublimation Materials for MakerSpace projects	\$2.00

Fee Eliminations	Proposed
Black Heat Transfer Vinyl Materials for MakerSpace projects	\$2.00
White Heat Transfer Vinyl Materials for MakerSpace projects	\$2.00

Brownsville Convention and Visitors Bureau Department



Fee Decreases	Current	Proposed
BTX Tote Bag LARGE	\$30.00	\$20.00
YOUTH T-shirts (XS,S,M,L,XL)	\$20.00	\$15.00

Fee Eliminations	Proposed
Short Sleeve Red BTX Logo T-Shirt	\$20.00
Umbrella	\$8.00
YOUTH Icon T-Shirt (Red Icon)	\$20.00
ADULT Texas T-shirt (Texas Design)	\$20.00

New Fees	Proposed
Mugs	\$25.00
Kids T-Shirts (XS,S,M,L,XL)	\$10.00
Lapel Pins	\$3.00
Space Fest Vendor Registration Fees Artisan Vendor	\$35.00
Space Fest Vendor Registration Fees Food Vendor or Cottage Law	\$75.00
Space Fest Vendor Registration Fees Food Truck	\$175.00
Patches	\$10.00
Jackets	\$75.00
Magnets	\$7.00
Sticker Packets	\$8.00



Thank You



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.

Comments are limited to 3 minutes.
Please abide by the allotted time.

03:00

PUBLIC HEARING #5

Public Hearing and **ACTION** on **FIRST** of **THREE PUBLIC HEARINGS** on imposing a temporary moratorium on the acceptance, processing, and approval of applications for High-Intensity Data Processing Facilities, Event Centers, Private Game Clubs, Automotive Quick Lube Facilities, and Self-Storage Facilities within the City of Brownsville and its extraterritorial jurisdiction, pursuant to Texas Local Government Code §§ 212.131–212.139; and **ACTION** on **Resolution Number 2026-121** directing the City Manager to initiate the process to adopt a 90-day moratorium on theafore mentioned uses and ratifying direction to the City Manager to reactivate the City of Brownsville Environmental and Conservation Task Force that was tasked with providing advice and recommendations to the City Council regarding data center policies and development regulations.

CITY OF BROWNSVILLE

Moratorium Public Hearing

Moratorium Timeline

July 1, 2026: Data Center zoning application for the former Wal-Mart building filed

July 29, 2026: Public Hearings Published (*not less than 30 days before the 1st hearing - Sec. 212.134(b) LGC*)

September 1, 2026: First Public Hearing & Adoption of Resolution No. 2026-121 (*Sec. 212.134(b) LGC*)

October 6, 2026: Second Public Hearing (*at least 30 days between the Public Hearings - Sec. 212.134(c) LGC*)

October 13, 2026: Final Determination/1st Reading and Approval of Moratorium Ordinance (*within 12 days of the 2nd hearing - Sec. 212.134(f) LGC*)

November 17, 2026: 2nd Reading and Final Approval of Ordinance at least 28 days apart, with $\frac{3}{4}$ vote of the City Commission voting Yes (*Two readings at least 28 days apart - Sec. 212.134(f) LGC*)

November 18, 2026: 1st Day of Moratorium Runs for 90 days till **Tuesday, February 16, 2027** (Sec. 212.1362(a) LGC)

Note: LGC = Texas Local Government Code

Moratorium Timeline

December 30, 2026: Publish Notice of Moratorium Extension (*at least 15 days before the extension hearing - Sec. 212.1361 LGC*)

January 19, 2027: 1st Public Hearing and Reading for Moratorium Extension Ordinance (*Sec. 212.1361 LGC*)

February 2, 2027: 2nd and Final Reading and Approval for Moratorium Extension Ordinance (*90 extension to **May 17, 2027***)

May 18, 2027: Extension of Moratorium expires

Note: LGC = Texas Local Government Code

Note: Moratorium may not exceed **180 days total, and cannot be enacted again for two years for same harm/area/type (*Sec. 212.1362(b) LGC*)**

Moratorium

- **Requirements:**

- Specific notice and public hearings
- Specific written findings to justify moratorium
- Initial duration of 90 days
- One extension allowed up to an additional 90 days with certain steps and written findings
- City must adopt development regulations at conclusion of moratorium

- **Limits:**

- Cannot regulate issues outside the City's authority
- Cannot prohibit a lawful land use
- Does not apply to vested projects, approved projects, or those with zoning applications already submitted
- For 2 years, cannot impose another moratorium on the uses listed within the moratorium ordinance
- Must include an appeal process

Data Centers

Current State of Data Center Uses

- **Data Center UDC Definition: None**

4.2.10 - Interpretations of Zoning Code and Map.

2. Words and Terms not Expressly Defined. Words and terms not expressly defined in the UDC are to be construed according to the normally accepted meaning of such words or terms or, where no definition appears, then according to their customary usage in the practice of municipal planning and engineering, as determined by the Planning Director (see Subitem c below).
4. Interpretation of Zoning Code Meaning.
 - a. When a question arises as to the interpretation or application of any requirement, regulation, provision, or clause within this [Article 4](#) as it applies to an approved Planned Development, Site Plan, Building Permit, Certificate of Occupancy, or other zoning matter, and the question cannot be resolved by the application of 1 above, the Planning Director is the administrator responsible for interpreting the meaning and application of the requirement, regulation, provision, or clause.
 - b. Appeals of an administrative interpretation may be appealed to the Board of Adjustment, as outlined in 4.2.11B.1.
5. Classification of Similar Uses. The Planning Director is responsible for determining how a similar use is classified under the use charts.
6. Classification of New and Unlisted Uses.
 - a. If the Planning Director is unable to classify the use under an existing use, the Director will initiate an amendment to the Zoning Code (see [4.2.2. Zoning Text and Map Amendments](#)).
 - b. The use is not authorized unless and until the City Commission votes to approve the amendment adding the use to the use charts.

Current State of Data Center Uses

- **Interpretation:**

- All Other Utility Related Uses (Other Than Listed): A facility or area for a utility installation not specifically listed in this UDC

- **By Right:**

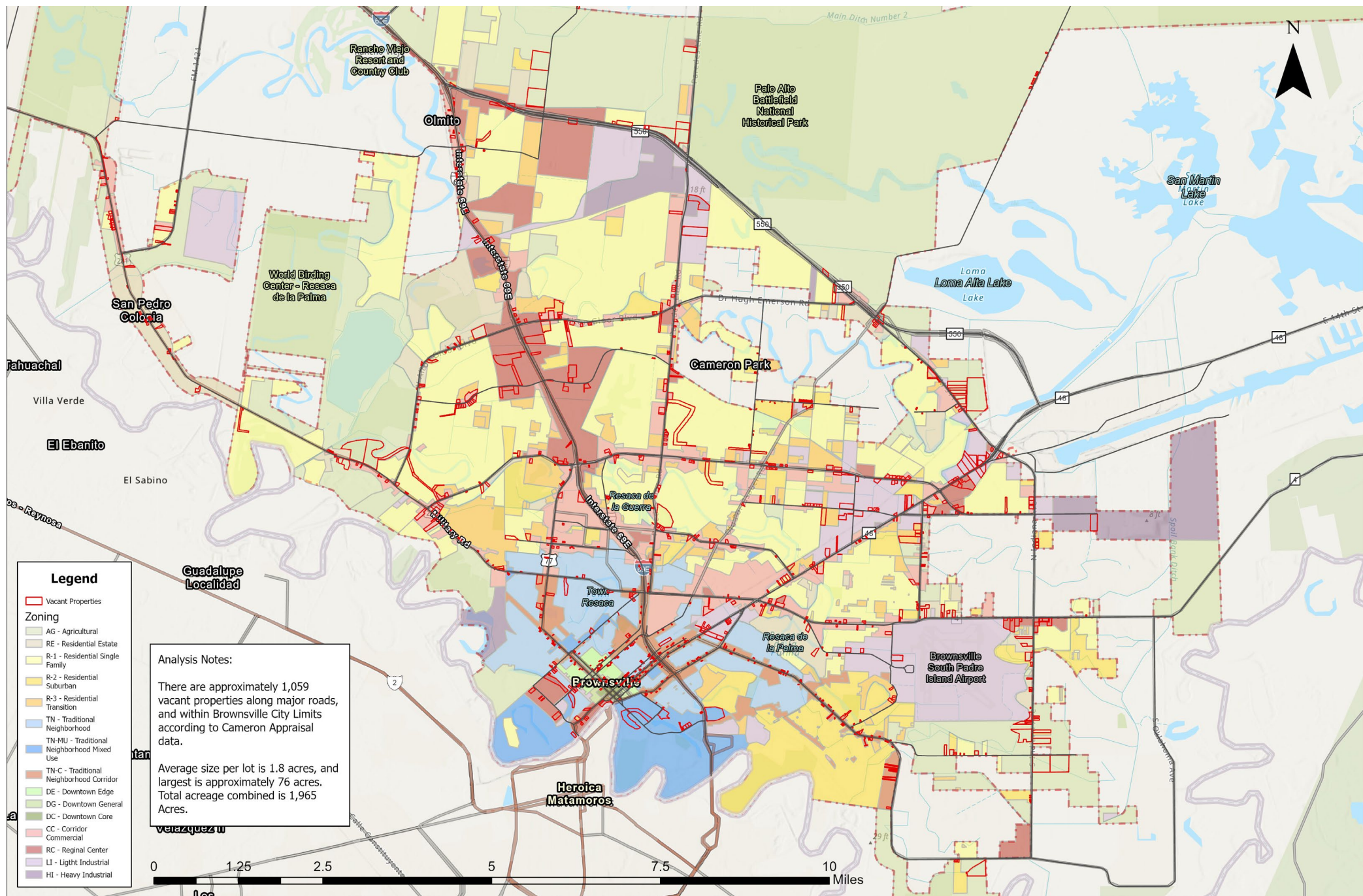
- HI – Heavy Industrial
- LI – Light Industrial

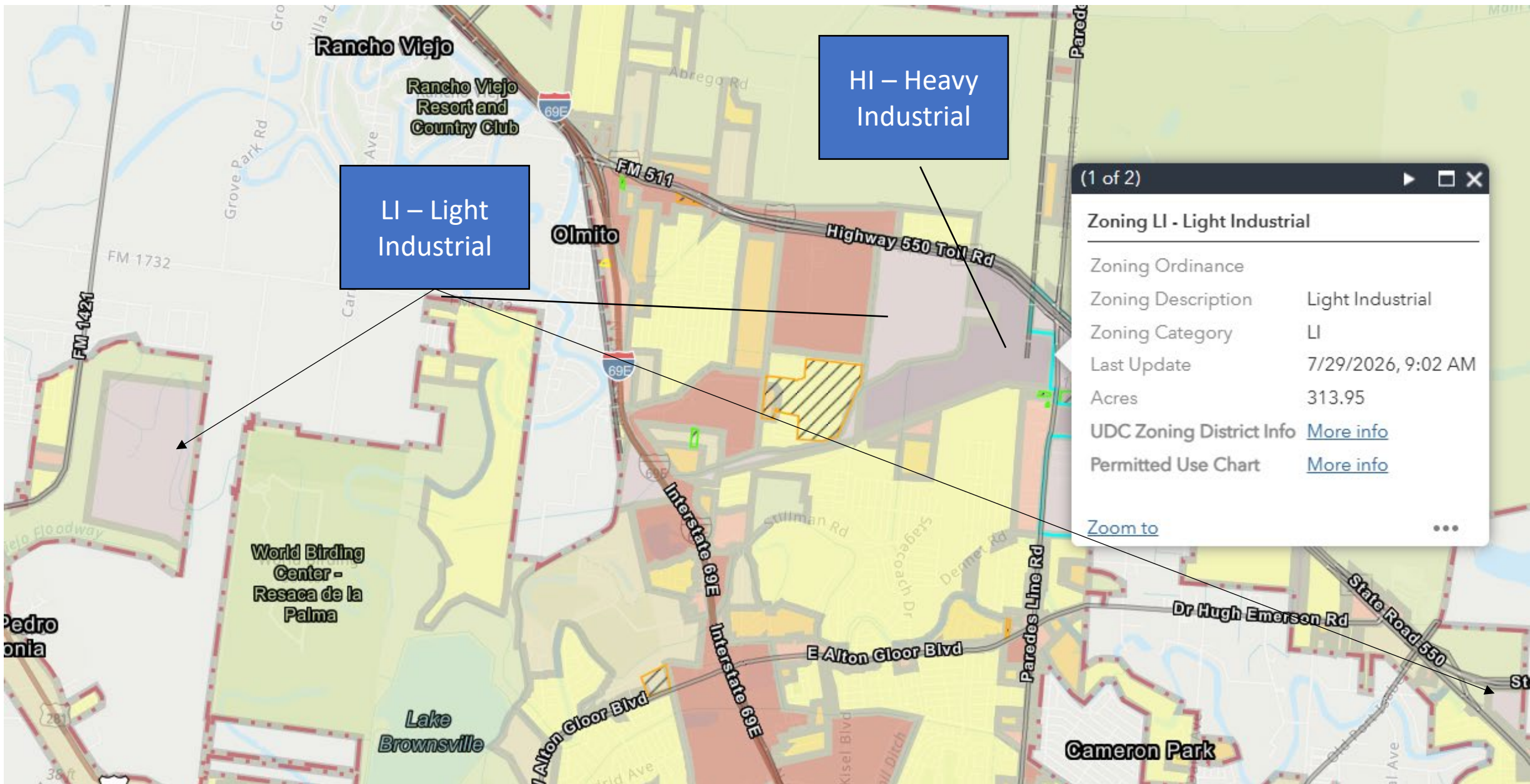
- **Specific Use Permit:**

- RC – Regional Center
- CC – Corridor Commercial

- **Governor's Directive:**

- Governor Greg Abbott's August 3, 2026, letter and directive effectively paused approvals for new data centers seeking to connect to the Electric Reliability Council of Texas (ERCOT) power grid pending a comprehensive audit and verification process





LI – Light Industrial

HI – Heavy Industrial

(1 of 2) ▶ □ ✕

Zoning LI - Light Industrial

Zoning Ordinance

Zoning Description

Zoning Category

Last Update

Acres

UDC Zoning District Info

Permitted Use Chart

Light Industrial

LI

7/29/2026, 9:02 AM

313.95

[More info](#)

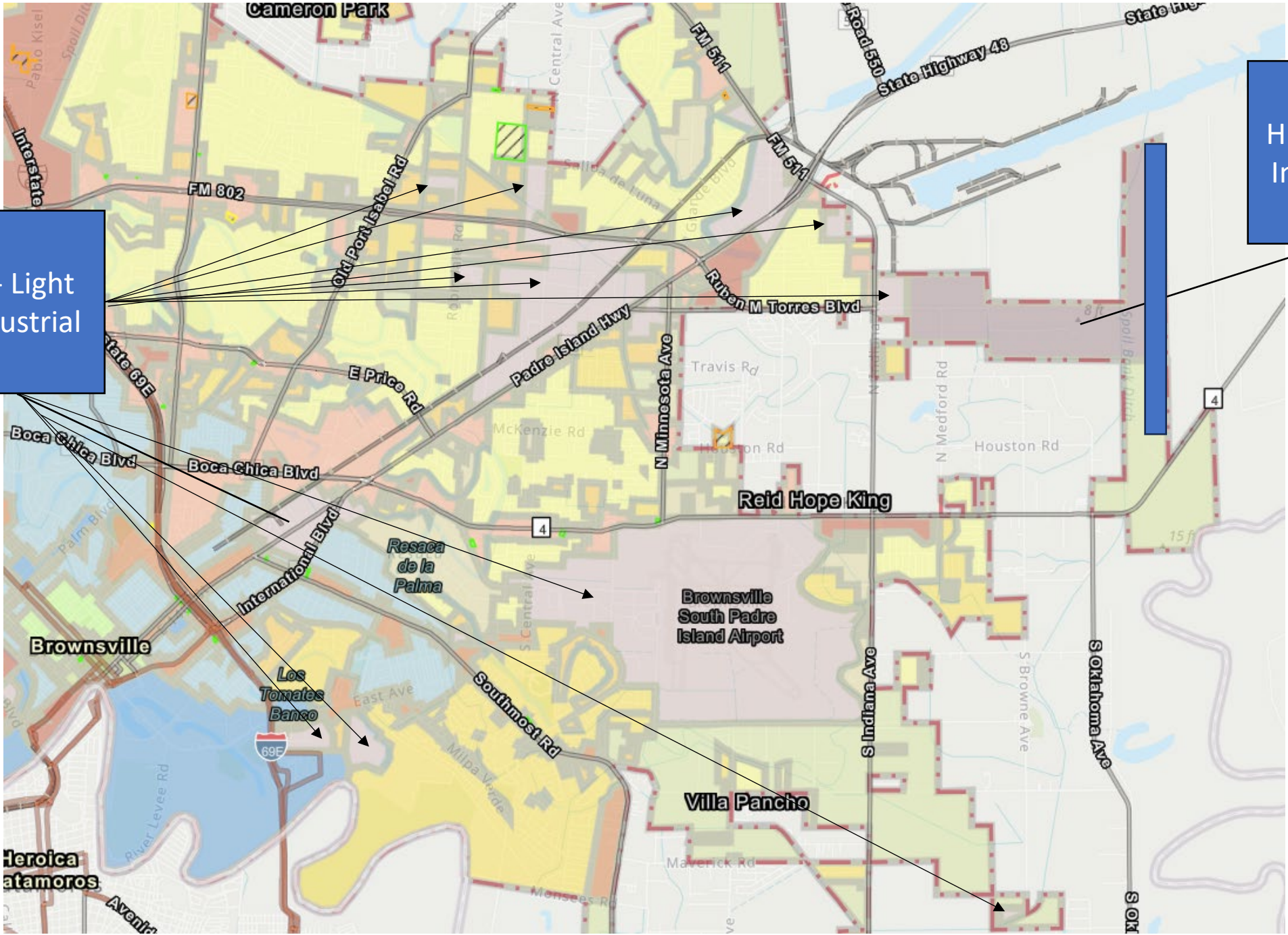
[More info](#)

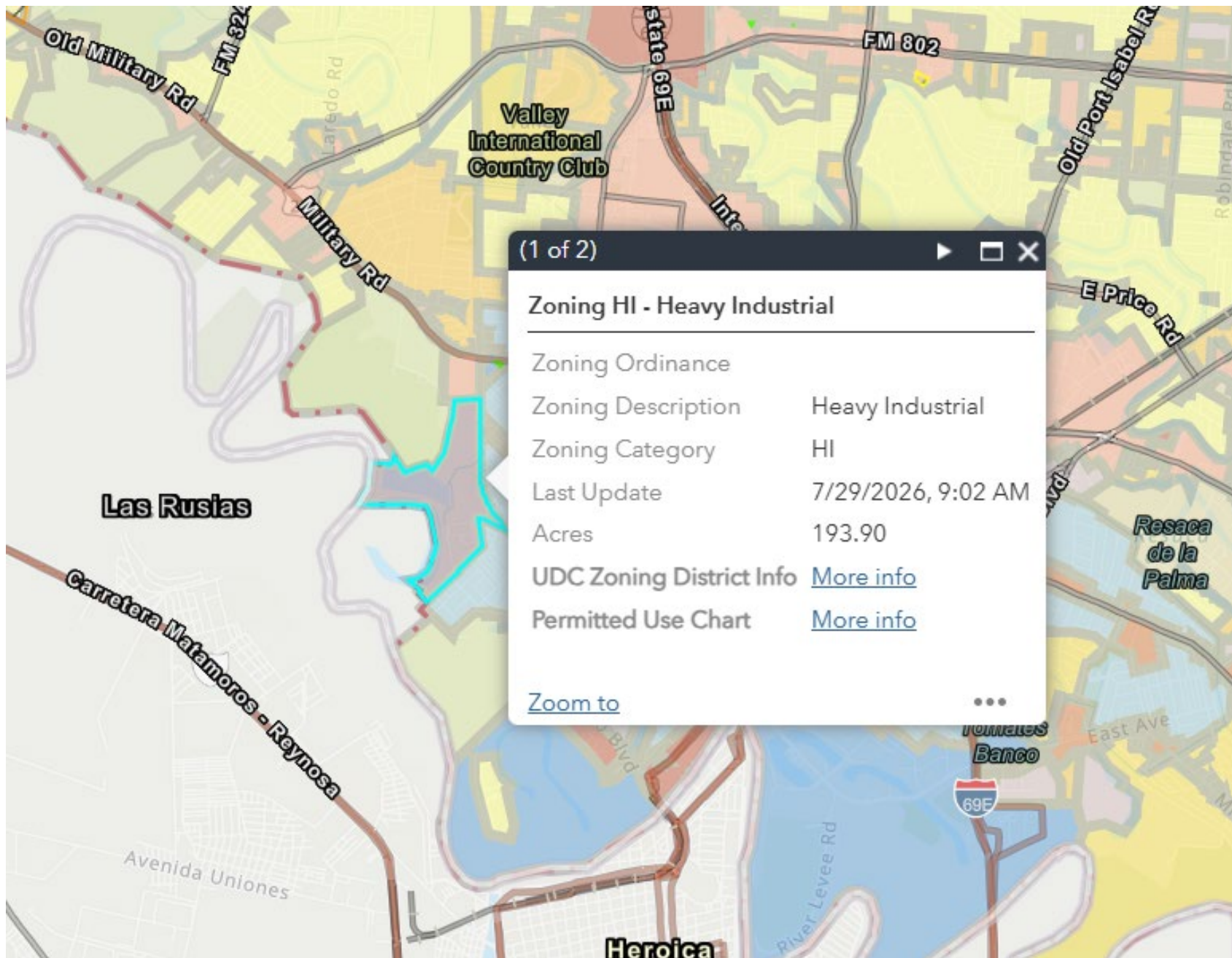
[Zoom to](#)

...

LI - Light Industrial

HI - Heavy Industrial



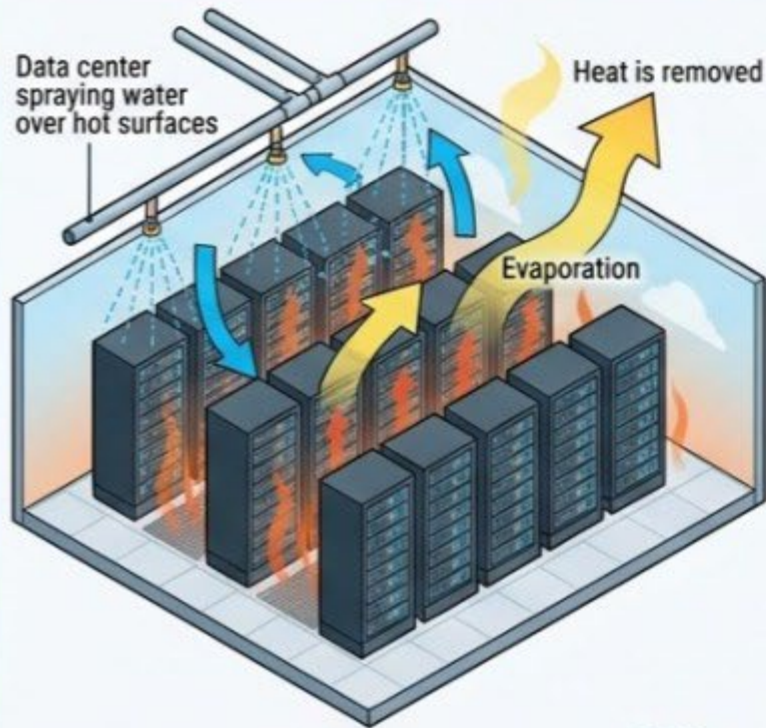


HOW DATA CENTERS USE WATER: 3 PRIMARY COOLING METHODS

While the concept is simple—removing heat—the mechanical processes vary significantly in their water efficiency.

1. EVAPORATIVE COOLING (OPEN-LOOP)

Water-Intensive Method



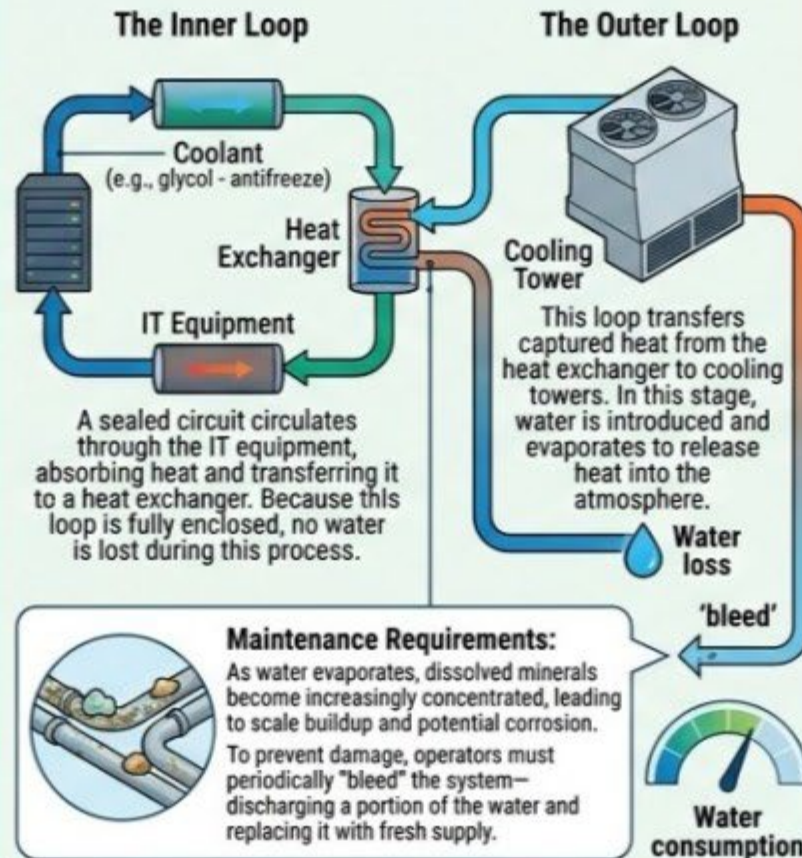
This method cools by spraying water over hot surfaces; as it evaporates, heat is removed.

Since water is lost through evaporation, large facilities must constantly replenish millions of gallons each year.



2. CLOSED-LOOP COOLING

More Water-Efficient (still relies on water in secondary stage)



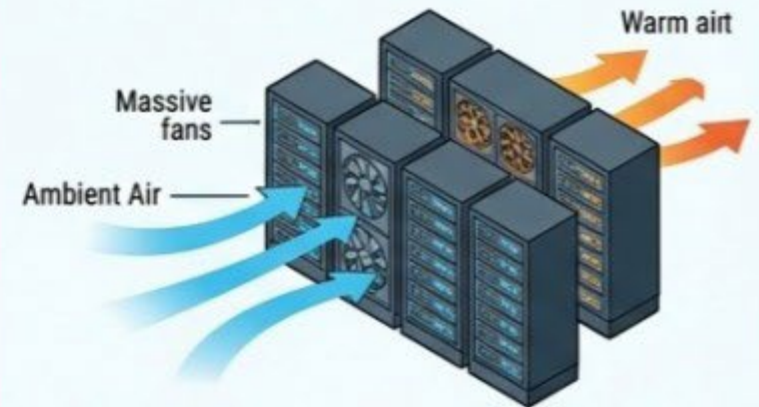
Maintenance Requirements:

As water evaporates, dissolved minerals become increasingly concentrated, leading to scale buildup and potential corrosion. To prevent damage, operators must periodically "bleed" the system—discharging a portion of the water and replacing it with fresh supply.



3. AIR COOLING (DRY COOLING)

The Most Water-Efficient Method (does not use water for heat removal)



Instead, it relies entirely on air to cool the equipment.

How it works: Massive fans move ambient air across the equipment.

The Trade-off: It is less effective in high temperatures and requires significantly more electricity.



While viable in cooler climates like Canada, most U.S. facilities must supplement air cooling with water-based systems during the summer months.



Resolution No. 2026-121

- Initiates the Process to Adopt a 90-Day Moratorium
- Directs Regulatory Review
- Directs City to undertake a regulatory review of data centers during the moratorium period, to include:
 - Evaluate noise impacts
 - Evaluate municipal water supply impacts
 - Coordinate with regional electric utility providers
 - Evaluate land-use compatibility, building scale, and mechanical infrastructure
 - Develop amendments, if necessary, to the UDC, City Code, and water manual
- Directs the City Manager to Reactivate the Environmental and Conservation Task Force

Resolution No. 2026-121

- **Requirements:**

- Establishes an expert task force to study specific issues and provide a report and recommendations to the City Commission by a specific deadline

- **Areas of Study:**

- Electricity and Energy
- Water Use and Local Resources
- Land Use, Siting, and Neighborhood Impacts
- Economic Development and Fiscal Impacts

- **Members with representation from:**

- 2 Economic development business sector (GBEDC / BCIC)
- 1 Familiarity with data center operations
- 1 Environmental/natural resource management
- 2 BPUB
- 2 Environmental advocacy organization
- 3 Community members
- 1 City representative as ex-officio member

Poker Lounges (Social or Private Clubs)

Current State of Poker Lounges Use

Poker Lounges are currently classified as **Indoor Amusement Establishments** under the City's Unified Development Code (UDC). Also known as **social** or **private clubs**. These private establishments typically require membership fees and state-issued permits to serve alcohol. Under state and federal law, net earnings may not inure to the benefit of any private shareholder or member (all club income, including gambling and membership fees).

“A private club in Texas is an association driven toward a common objective, such as religious, fraternal, social, or charitable objective. Private clubs in Texas with Private Club Registration Permits can operate in certain parts of Texas that don’t allow some or all types of alcohol sales.” – (TABC)

Current Zoning Designations: Corridor Commercial (CC), Regional Center (RC), Traditional Neighborhood – Mixed-Use (TN-MU), Traditional Neighborhood – Commercial (TN-C), Downtown Edge (DE), Downtown General (DG), and Downtown Core (DC).

Source: Texas Alcoholic Beverage Commission (TABC)

Current State of Poker Lounges Use

Texas Penal Code 47.02 - Gambling

- **Texas Penal Code §47.02** establishes a defense to prosecution for certain **gambling activities** conducted in a “**private place**” when no person receives an economic benefit other than personal winnings and no house advantage exists (no rake).
- **This Texas law applies to all private places or clubs that host poker or other gambling activities, regardless of their stated primary use.**

Current State of Poker Lounges Use

Typical Poker Lounge Activity

- Social gatherings / Networking
 - Dining / Bar Use
 - Private events
 - Live entertainment
 - Indoor recreational games
 - Educational or charitable events
- From a land use perspective, poker lounges essentially operate as ***private bars*** or ***private event centers***, with specific limitations and regulatory considerations related to activities such as alcohol consumption and gambling.
 - Activities not specified (such as smoking) must comply with all applicable federal, state, and local regulation.

Current State of Poker Lounges Use

How are Texas cities regulating Poker Lounges/Social/Private Clubs?

- **SUP/CUP/Administrative Review**

- Required of Poker Lounges / Private Clubs that exceed alcohol sale, or retail of other substance thresholds set by city.
- TABC may issue permits for alcohol. However, cities can decide if public hearings or administrative reviews are required for such uses seeking to obtain a Certificate of Occupancy.

- **TABC Application Update & Review**

- To control for certain uses that may require SUPs or additional administrative review, city TABC applications require projected sales reports for alcohol or other regulated uses. Ratio comparisons.

- ▶ **Specific Categories**

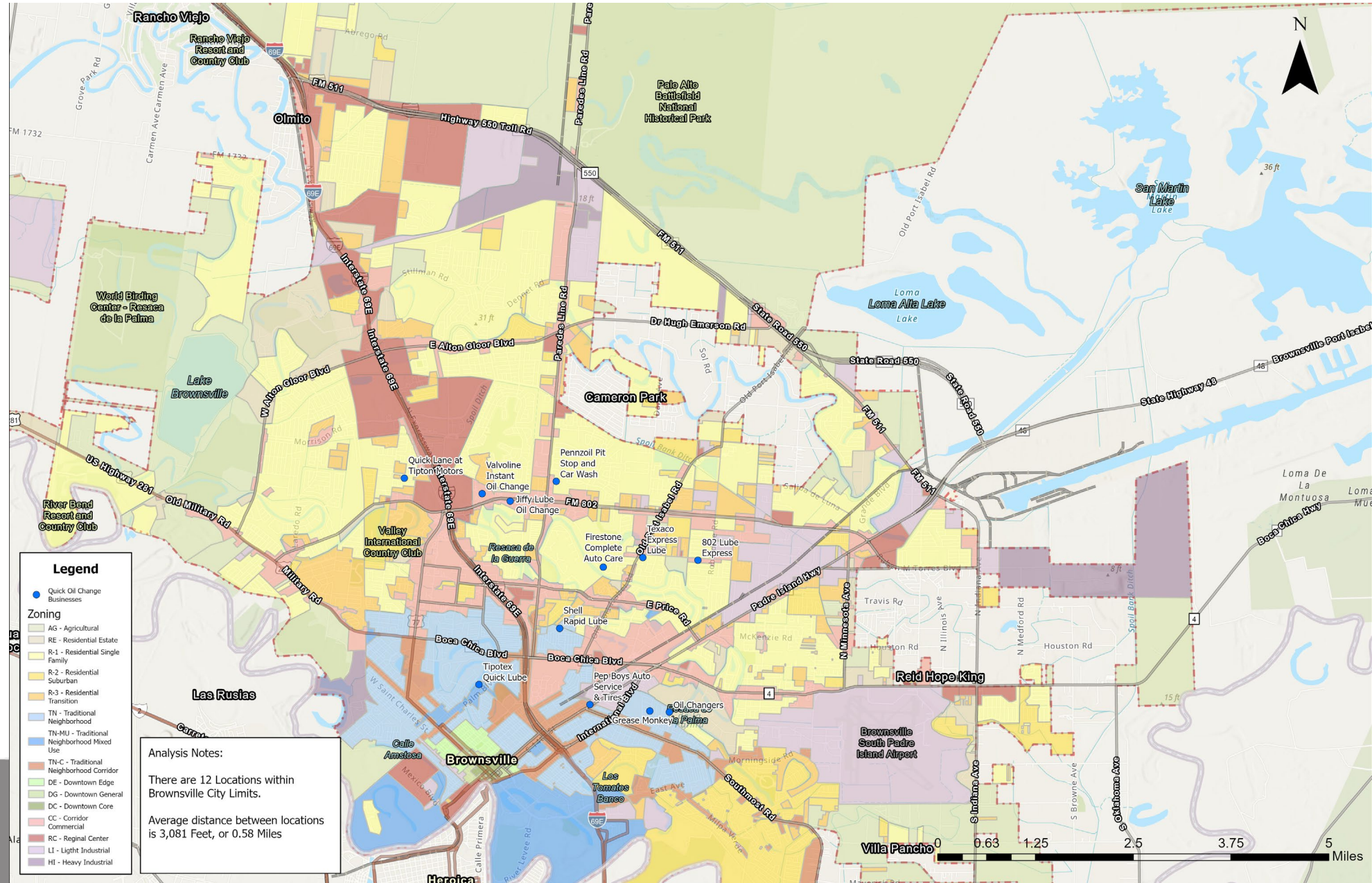
- ▶ Cities distinguish private bars/event centers from traditional/fraternal clubs that would not involve uses that exceed thresholds set for other primary uses, such as public bars.
- ▶ Additional Use Standards are created to regulate each category, such as separation requirements, buffering, or sound mitigations.

- ▶ **Separation Requirements**

- ▶ From residential zones or uses (200-300 ft.)
- ▶ From similar uses (600-1,000 ft.)

Quick Lubes Oil Change Facilitates

Current State of Oil Change Uses



Current State of Oil Change Uses

UDC Definition

Auto Repair and Service, Minor

“A facility or area for the servicing and minor repair of motor vehicles within enclosed service bays or stalls. Typical services include the retail sale and dispensing of lubricating oils, tires, filters, and other limited repair and maintenance work including the replacement of new or reconditioned parts in motorized **vehicles of 10,000 pounds or less** gross vehicle weight. Does not include the overnight, outdoor storage of customer vehicles.

*This definition includes **quick-lube shops** and tire shops, but does not include any operation included in the definition of “Auto Repair and Service, Major.”*

Current Zoning Designations: Corridor Commercial (CC), Regional Center (RC), Light Industrial (LI), and Traditional Neighborhood – Corridor (TN-C).

Current State of Oil Change Uses

How are Quick Lubes Regulated in Texas

- **Texas Commission on Environmental Quality (TCEQ)**
 - Compliance guidance published by TCEQ specifically for auto repair shops/quick lubes
 - Used motor oil,
 - Oil filters,
 - Antifreeze,
 - Brake fluid,
 - Transmission fluid,
 - Oily rags,
 - Spill prevention and Wastewater discharges

▶ SUP/CUP – Local Government Regs.

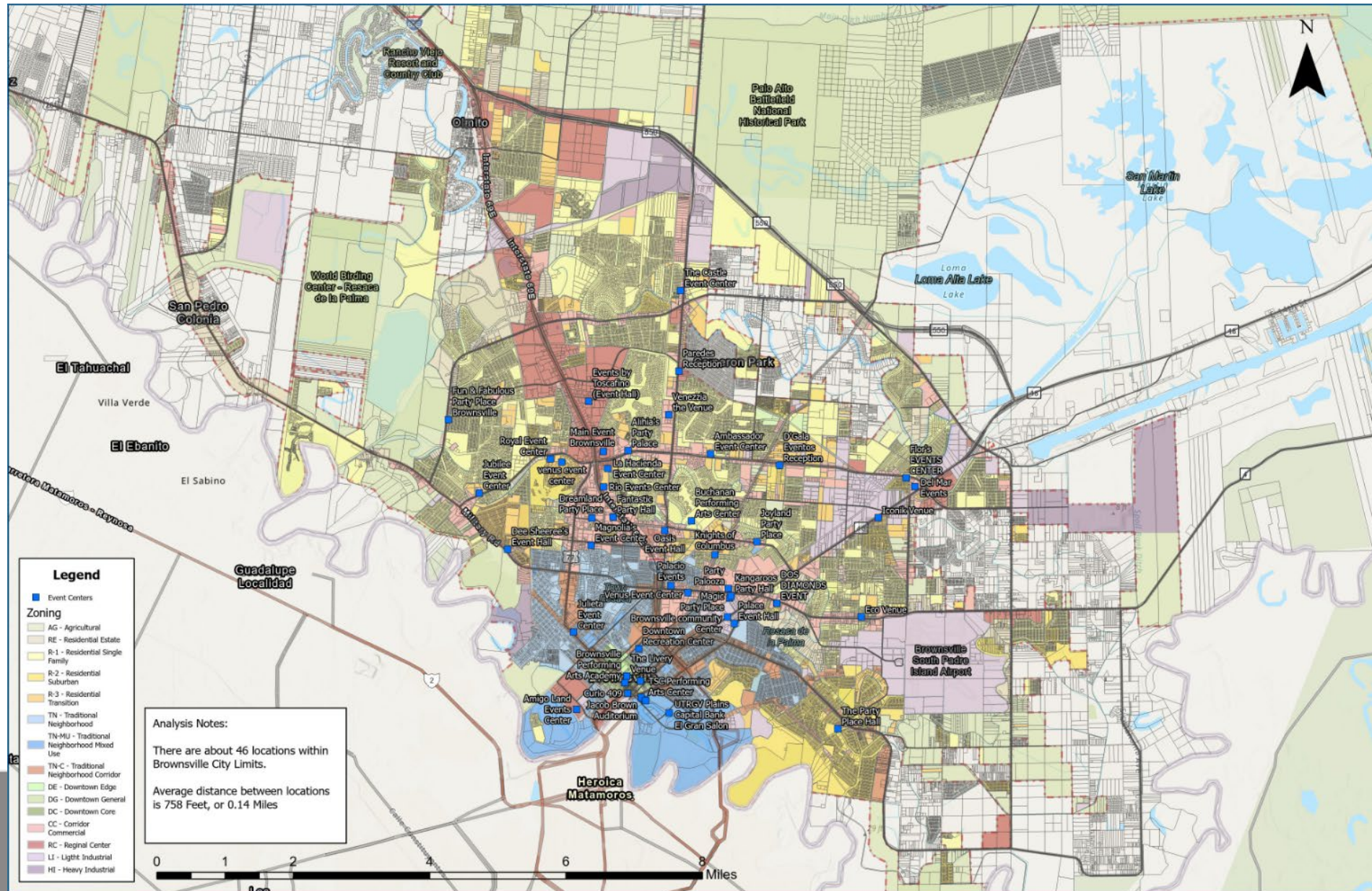
- ▶ Quick lubes are classified separately from other minor automotive service uses, such as auto repair shops and tire service establishments.
- ▶ Specific Use Permits are also required within commercial or industrial type zoning districts with conditions such as screening requirements if near residential uses, and vehicle servicing and outdoor storage restrictions.

▶ Separation from Residential Uses

- ▶ Prohibited if directly adjacent to residential uses, or require buffering if within a certain distance of the primary building (300 – 600 ft.)

Event Centers

Current State of Event Center Uses



Current State of Event Center Uses

UDC Definition

Banquet or Meeting Facility

“An establishment that is leased on a temporary basis before the day of the event by individuals or groups who reserve the facility to accommodate private functions, including, but not limited to, banquets, weddings, anniversaries, receptions, business and organizational meetings, and other similar functions, to which the general public is not admitted and for which no admission charge is imposed.

Such establishments may include kitchen facilities for the preparation of food or catering of food and areas for dancing, dining, and other entertainment activities that customarily occur in association with banquets, weddings, or receptions.”

Current Zoning Designations:** Regional Center (RC), Downtown Edge (DE), Downtown General (DG), and Downtown Core (DC)

*****Event Centers are allowed only with a Specific Use Permit (SUP) citywide.*****

Current State of Event Center Uses

Brownsville's UDC Regulations

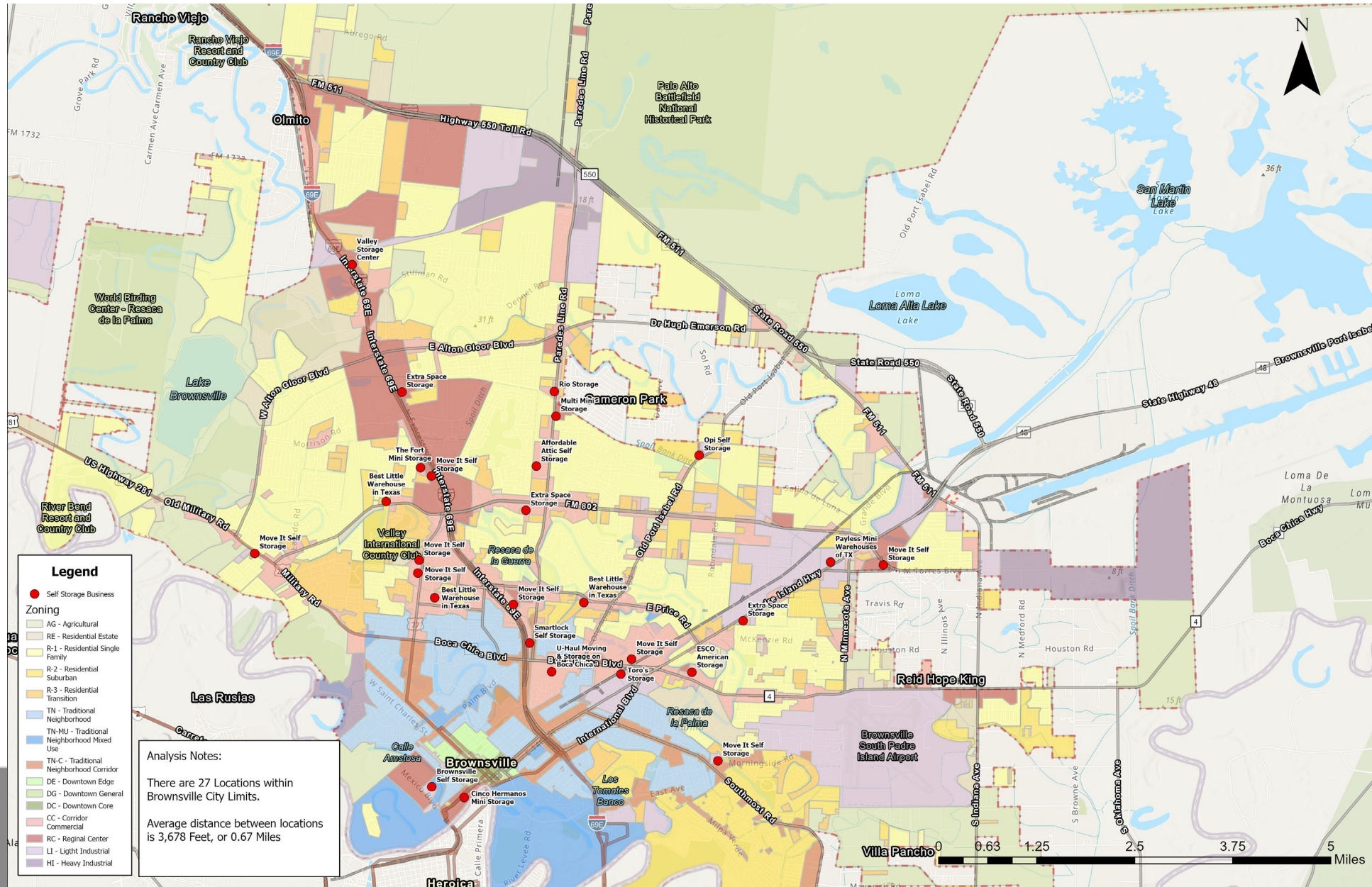
As per the UDC's **Sec. 4.6.5(C)**, Banquet or Meeting Facilities also require a Specific Use Permit "when located within two hundred (200) feet of residential uses."

Compliance with regulations under **Sec. 4.2.7** for **Specific Use Permits** and **Sec. 4.2.4E.2** for **Site Plan with Specific Use Permit Requests** is also required.

In the case of Banquet or Meeting Facility SUPs, **Sound Mitigation Requirements** are currently a condition for approval, subject to site plan review approval during the Certificate of Occupancy process.

Self-Storage or Mini Storage (Indoor/Outdoor)

Current State of Self Storage / Mini Storage Uses



Current State of Self Storage / Mini Storage Uses

UDC Definition

Self-Storage or Mini Storage

Definition: “A facility or area where enclosed storage space, divided into separate smaller compartments, is provided for use by individuals to store personal items or by businesses to store materials for operation of a business establishment at another location. Related activities, such as retail sale of packing and moving materials and the rental of moving equipment, including vans and trucks, are allowed as incidental uses ”

Current Zoning Designations: Corridor Commercial (CC), Regional Center (RC), Light Industrial (LI), Heavy Industrial (HI), and Traditional Neighborhood – Corridor (TN-C)

Current State of Self Storage / Mini Storage Uses

Brownsville's UDC Regulations

- **If within CC or TN-C Districts the following standard applies:**

“Self-storage or mini storage facilities shall be limited to indoor storage where access is made through a common corridor/entryway within an enclosed structure and is permitted only in the Corridor Commercial (CC) and Traditional Neighborhood-Commercial (TN-C) zoning districts. All other districts that permit this use as shown in the permitted use chart may allow outdoor storage facilities.”

Questions

Public Hearing

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.

Comments are limited to 3 minutes.
Please abide by the allotted time.

03:00

**ITEMS FOR
INDIVIDUAL
CONSIDERATION(S)**

ACTION ITEM #1

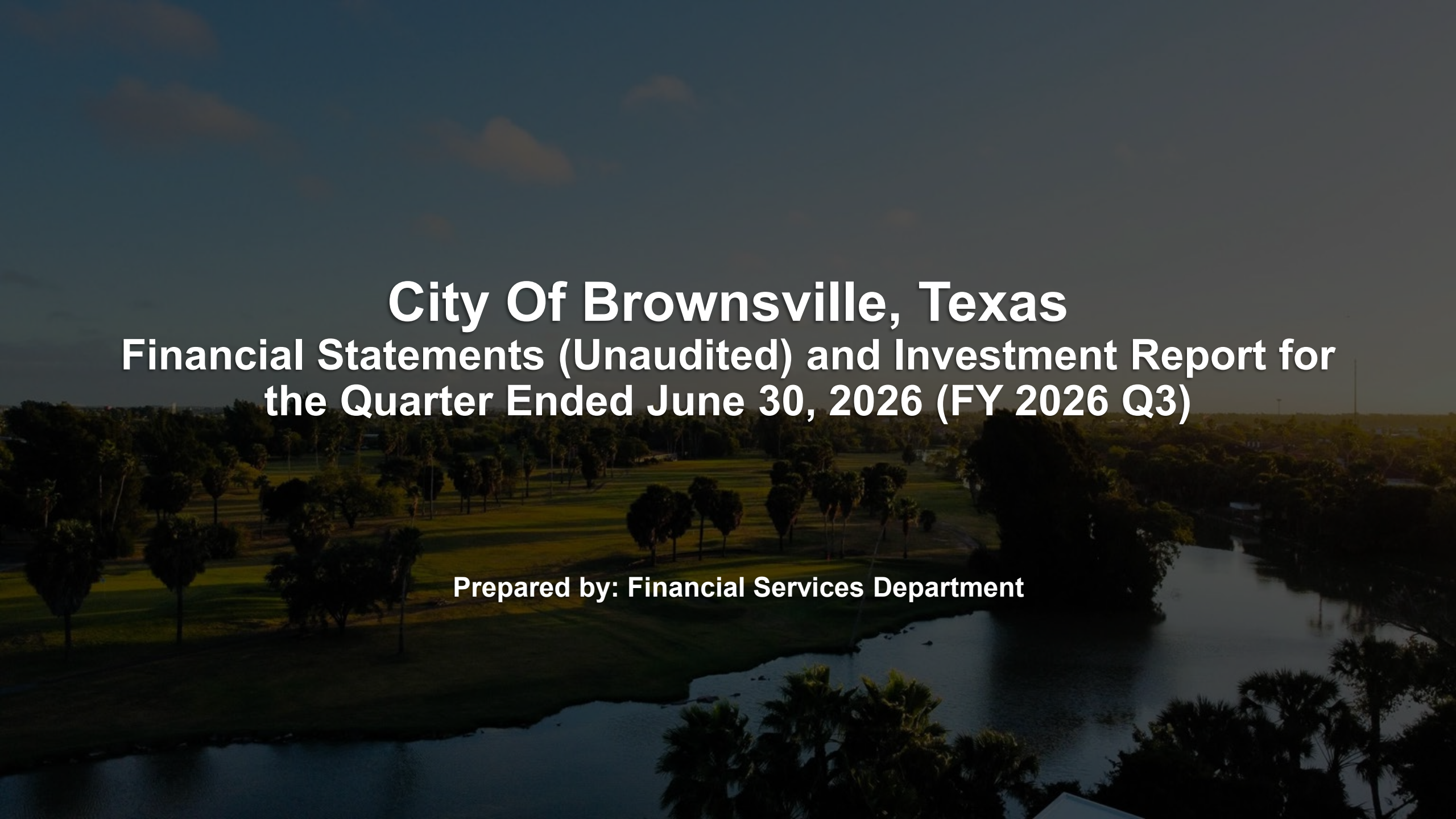
Consideration and **ACTION** to acknowledge the financial statements and cash investment report for the City of Brownsville for the third quarter ended June 30, 2026. (Financial Services Department).



City of
BROWNSVILLE

Texas

On the Border By the Sea and Beyond

An aerial photograph of a golf course, likely in a tropical or subtropical region, featuring numerous palm trees and a large water hazard in the foreground. The image is dimmed to serve as a background for the text.

City Of Brownsville, Texas

Financial Statements (Unaudited) and Investment Report for the Quarter Ended June 30, 2026 (FY 2026 Q3)

Prepared by: Financial Services Department



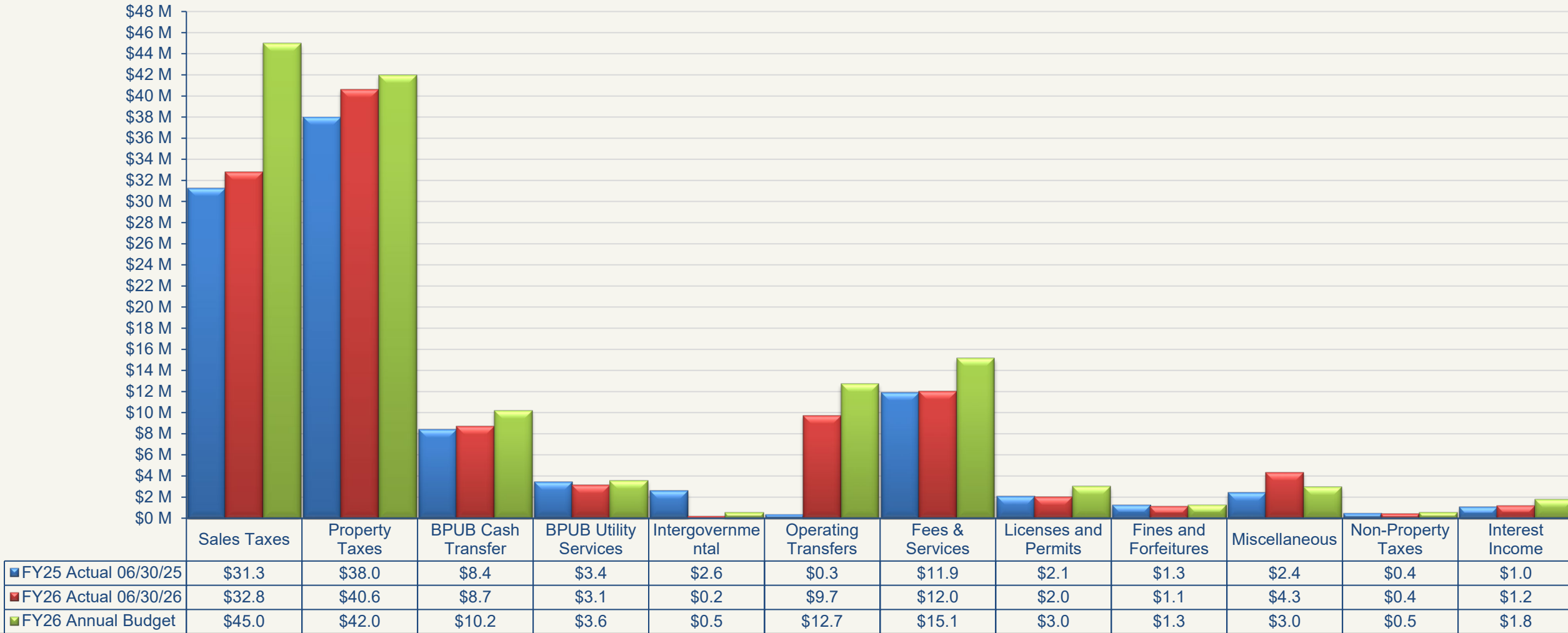
FY 2026 Q3 Financial Highlights

- General Fund revenues and transfers from other funds totaled \$116.3M
- General Fund expenditures and transfers to other funds totaled \$108.1M
- Sales tax revenues through June 2026 totaled \$37 million, or 5.5% more than last year's 3rd quarter.
- Property tax collections totaled \$68.6 million.
- Cash transfer from BPUB totaled \$8.7 million.
- City Landfill generated \$13.7 million of revenues from landfill fees, garbage collection fees, and environmental protection fees.
- Veteran's Bridge payments from Cameron County through June 2026 approximately \$2.9 million.





General Fund Revenues
Comparison Between FY 2025 & 2026 Actuals Through June 30, 2026 (FY2026 Q3)
(In Millions)

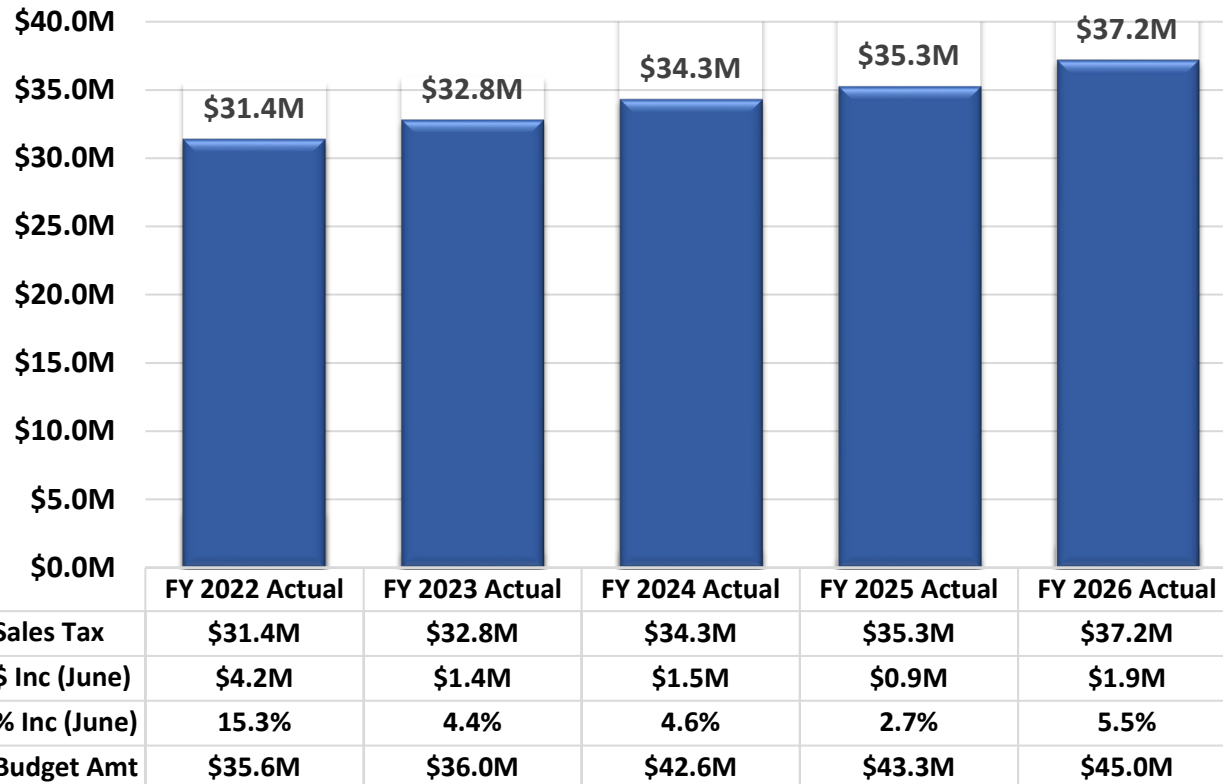


- Budgeted revenues totaled \$142.9 million.
- Revenues across all sources totaled \$116.3 million.
- FY 2026 revenues increased by \$13.2 million compared to FY 2025.
- Miscellaneous revenues include \$1.5M in reimbursements from the Texas Workforce Building Acquisition
- FY 2026 Q3 operating transfers of \$9.7M reflect planned support from enterprise and special revenue funds.

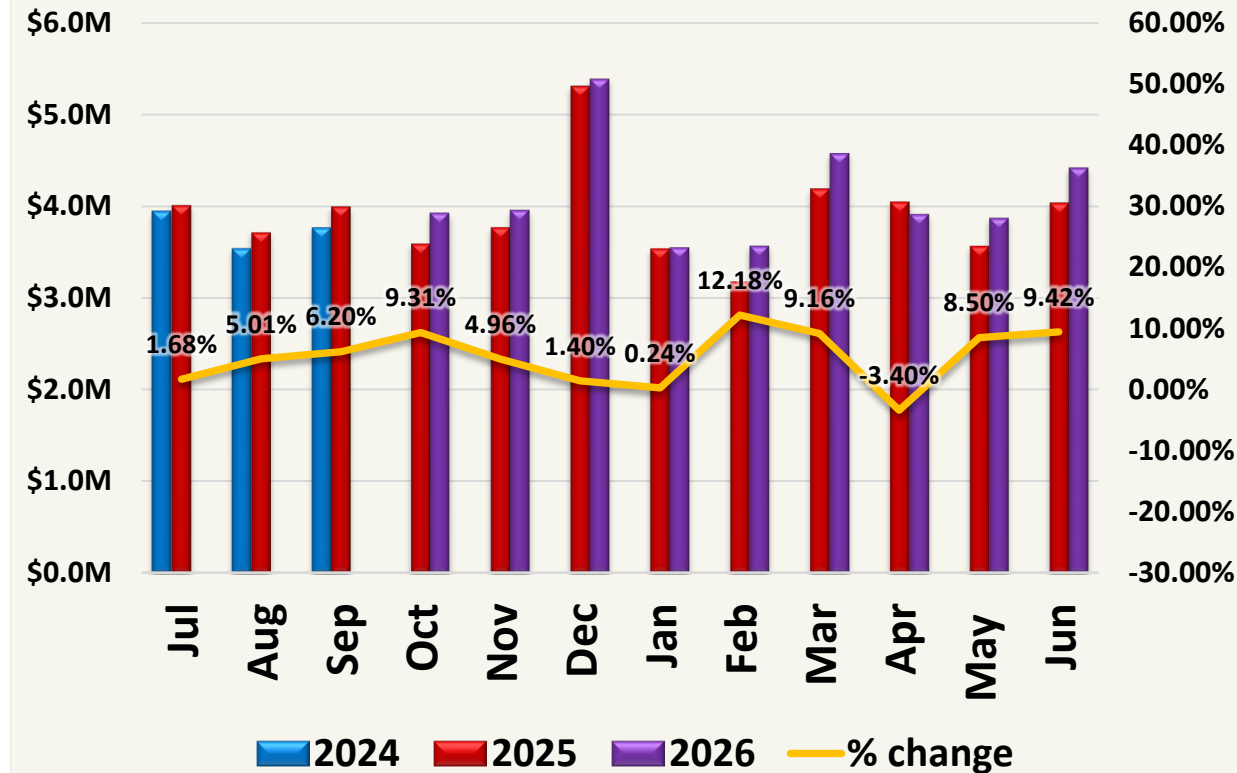
Sales Tax Highlights

- The city sales tax collections through June 2026 totaled \$37M, a 5.5% increase from FY2025.
- 3-Year average growth rate of 4.3%
- FY 2026 collections exceed FY 2025, indicating continued revenue growth
- Summer spending was highest during June.

City of Brownsville, Texas
Sales Tax Revenue for Fiscal Years 2022 - 2026 for
Q3 - April 2026 - June 2026
(In Millions)

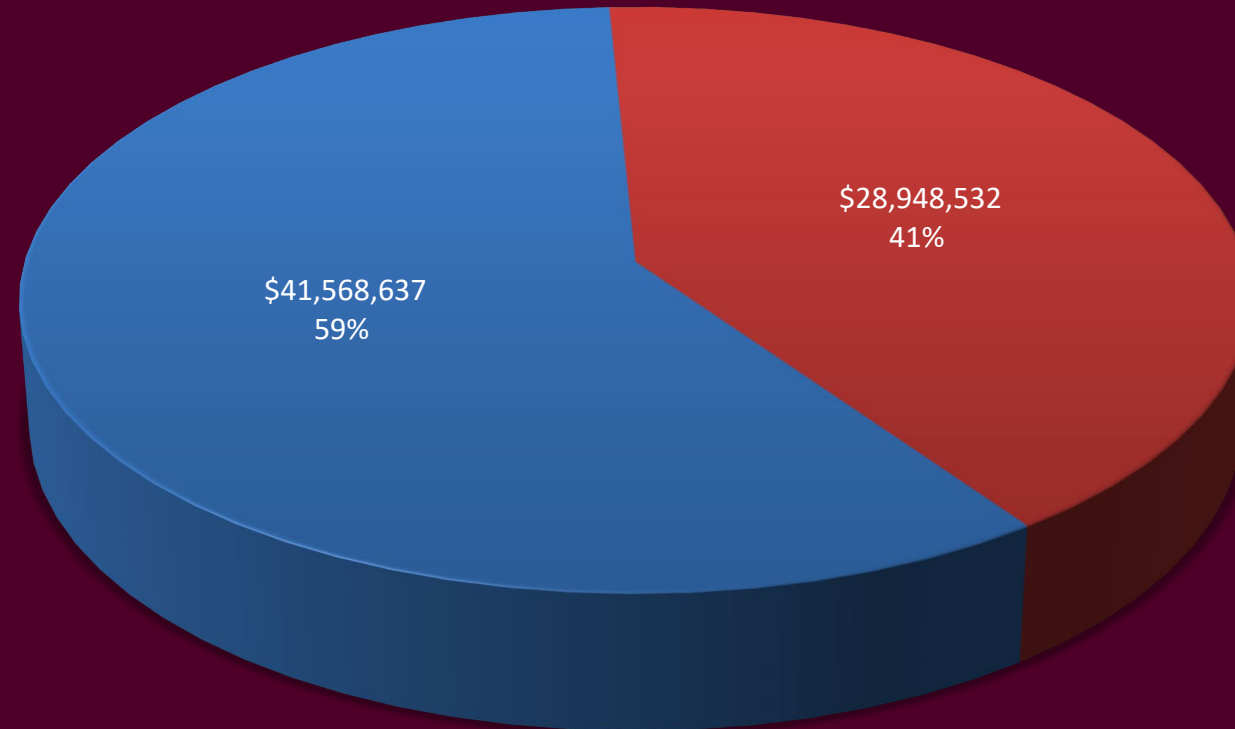


City of Brownsville, Texas
Rolling 12 Month - City Sales Taxes



Property Tax Highlights

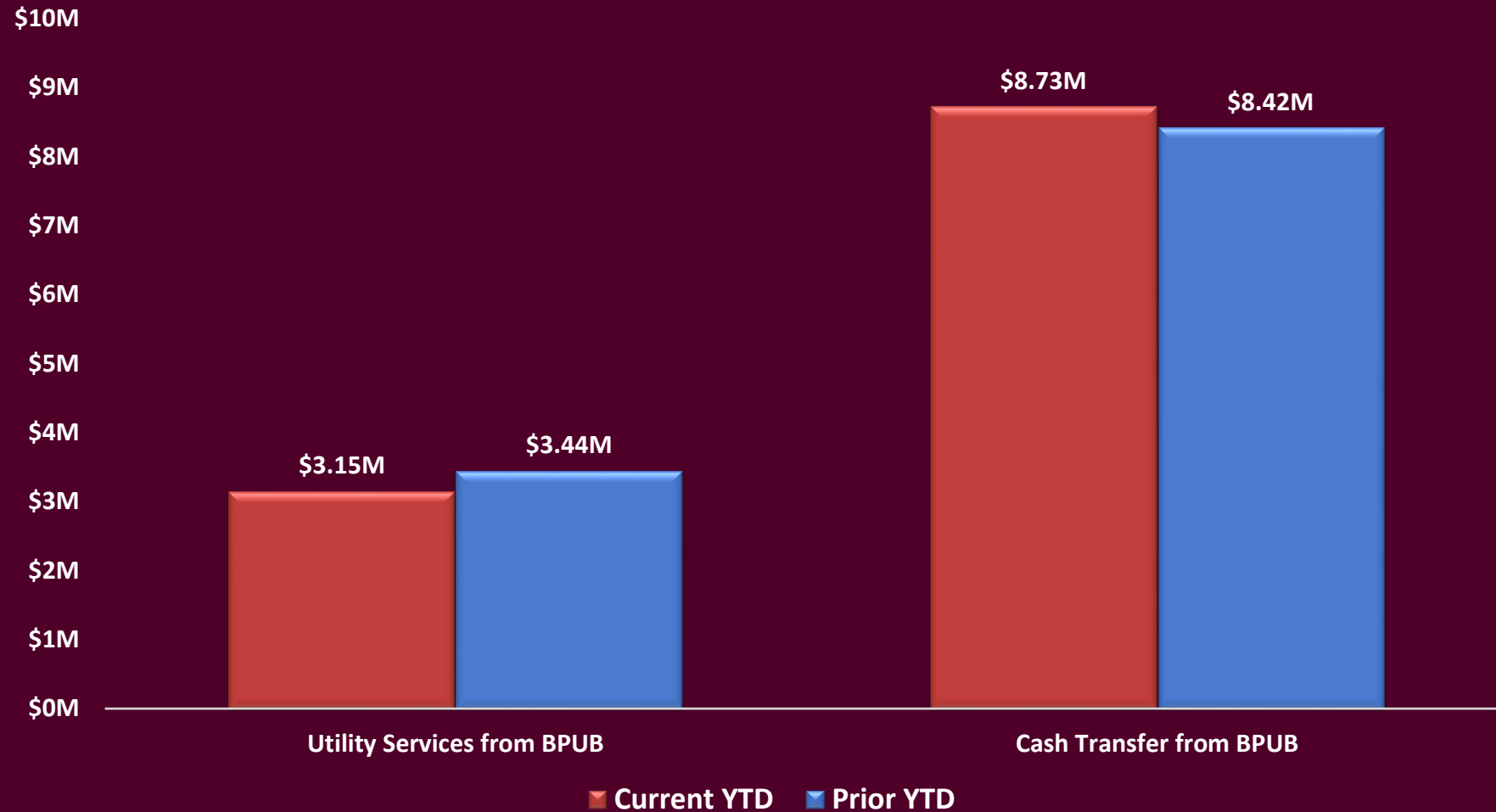
- Current Fiscal Year Base Tax Collections totaled \$70.5 million (Includes \$1.9M of Prior Year collections)



■ GENERAL FUND COLLECTIONS

■ DEBT SERVICE COLLECTIONS

Utility Service and Cash Transfer Revenues



Cash Transfer Revenue

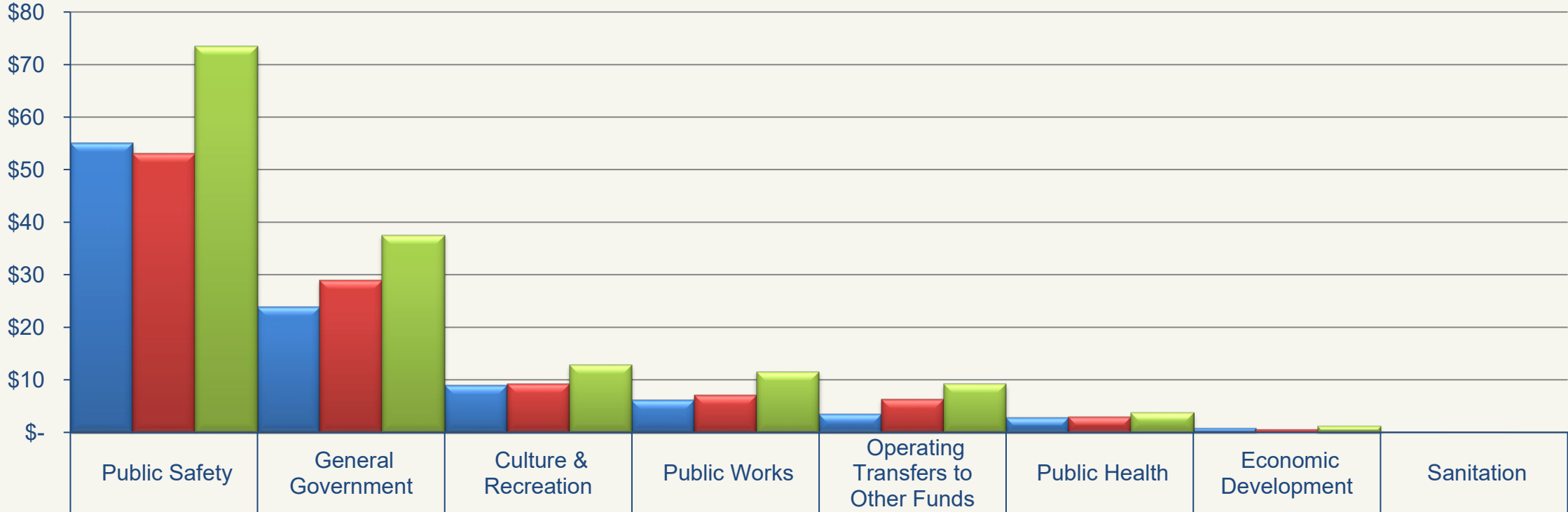
- The cash transfer from BPUB totaled \$8.73M in FY 2026.
- Increased by \$306K or 4% compared to prior year.

Utility Service Revenue

- During FY 2026, utility services provided by BPUB totaled \$3.15M.
- Decreased by \$295K or 9% compared to prior year.



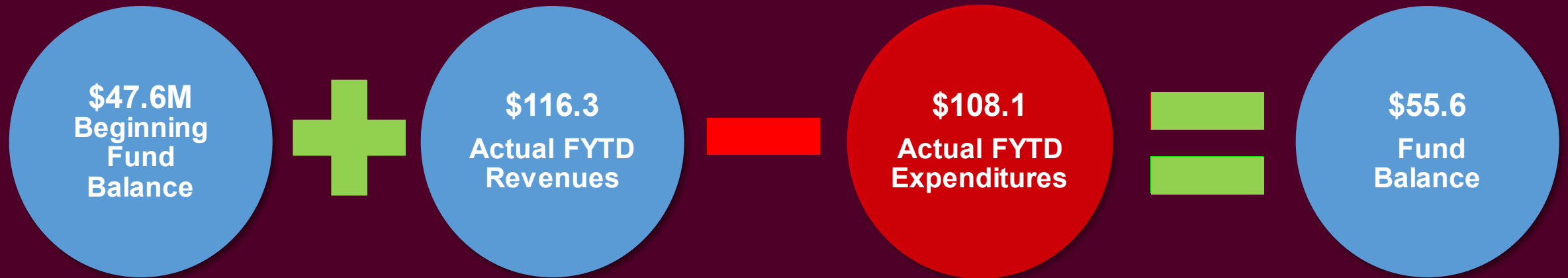
General Fund Expenditures
Comparison Between FY 2025 & 2026 Actuals Through June 30, 2026 (FY2026 Q3)
(In Millions)



■ FY 25 Actual 6/30	\$55.0	\$23.8	\$8.9	\$6.1	\$3.4	\$2.8	\$0.8	\$0.2
■ FY 26 Actual 6/30	\$53.1	\$28.9	\$9.2	\$7.0	\$6.3	\$3.0	\$0.5	\$0.1
■ FY 26 Annual Budget	\$73.5	\$37.5	\$12.8	\$11.5	\$9.2	\$3.7	\$1.2	\$0.2

- Amended budget expenditures totaled \$149.5M
- Expenditures across all functions totaled \$108.1M
- FY 2026 Q3 expenditures increased \$7.2M compared to FY 2025 Q3 expenditures
- Texas Workforce Building is reflected under General Government

General Fund Fund Balance As Of FY 2026 Q3



- The General Fund ended FY26 Q3 with unassigned fund balance of \$43.7 million.
- This is an increase of \$5.7 million compared to FY25 Q3 unassigned fund balance.
- This equates to a reserve of 89 operating days representing 19 days, or \$9.3 million more than the City's Minimum Unassigned Fund Balance Policy Statement of 70 days.

Other Funds Summary

June 30, 2026

Enterprise Funds

Fund Balance	Beg	End
Airport	\$108.1M	\$103.4M
Bridge	\$8.5M	\$7.5M
MVPS	\$0.9M	\$1.0M
Event Center	\$2.5M	\$2.6M
Public Transit	\$37.8M	\$37.1M
Landfill	\$4.6M	\$2.0M
Golf Center	\$1.6M	\$1.8M
Sports Park	\$1.6M	\$1.4M
Fiber Broadband	\$19.2M	\$17.5M

Special Revenue

Fund Balance	Beg	End
Convention & Tourism	\$1.0M	\$0.5M
Community Development	\$0.2M	\$0.0M
Street Maintenance	\$4.7M	\$4.3M

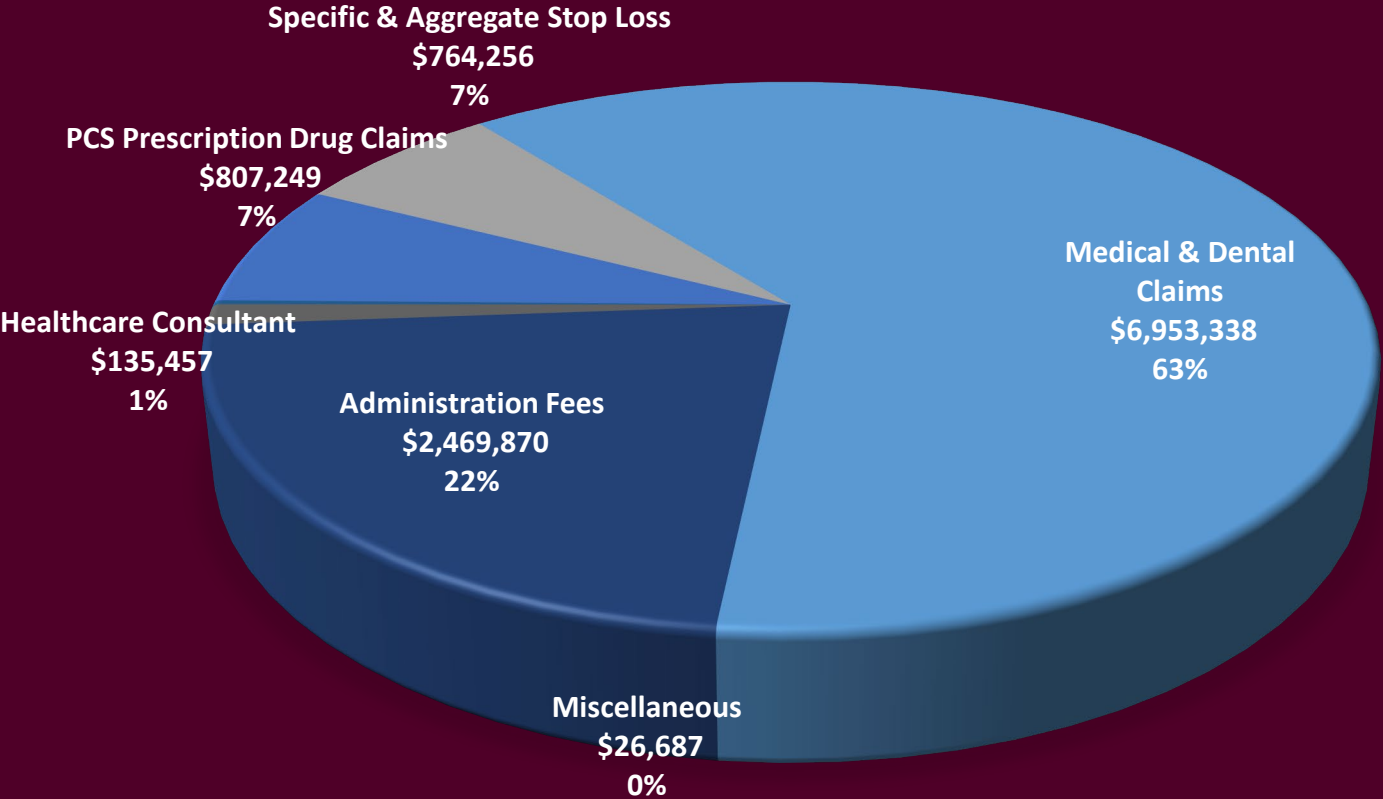
Debt Service

Fund Balance	Beg	End
Bonded Debt Service	\$8.2M	\$10.4M

Bridge Fund Minimum Fund Balance = \$3.1M

Employee Benefits Fund

Employee Benefits Fund Breakdown



Net Position as of 6/30/2026 \$1.2M



\$14.3M Fund Contributions

- Revenues include \$12.2M of City contributions.
- Employee and retiree contributions totaled \$1.7M.
- Rebates/Reimbursements totaled \$424K.

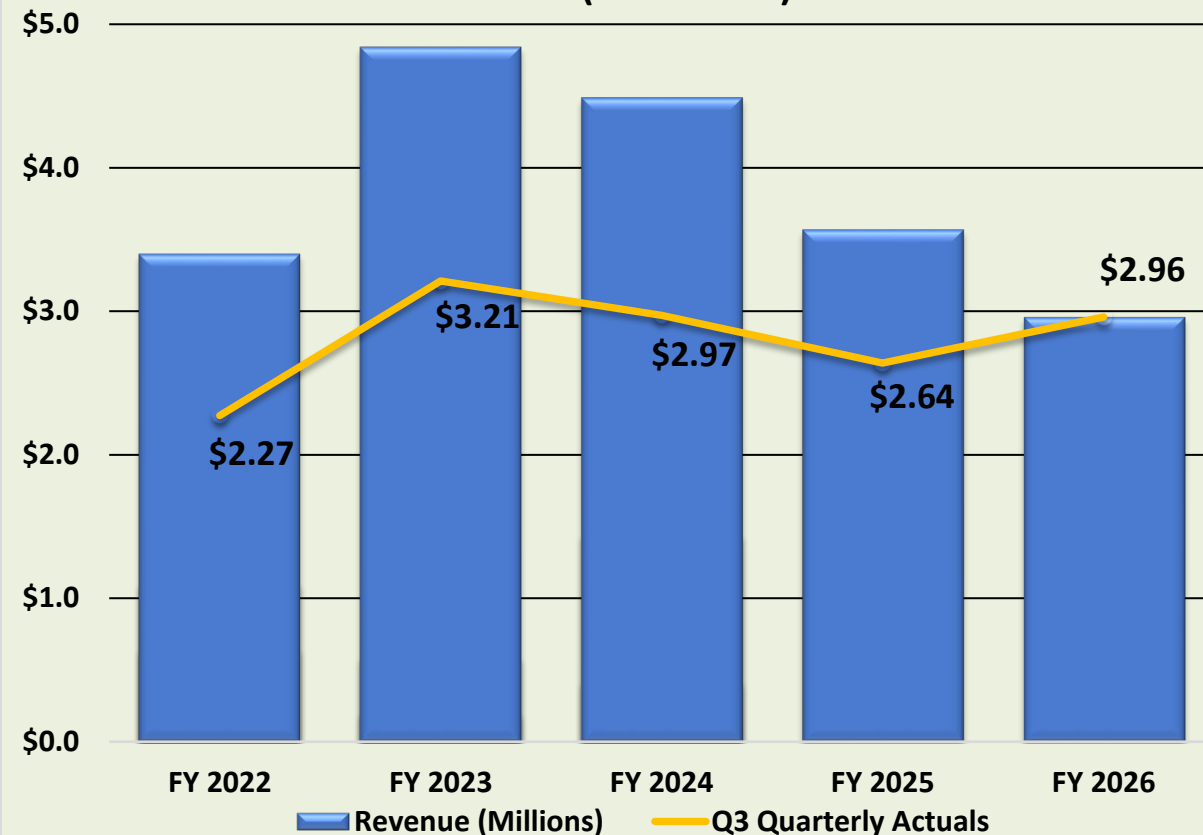


Medical Claims /
Disbursements \$11.2M

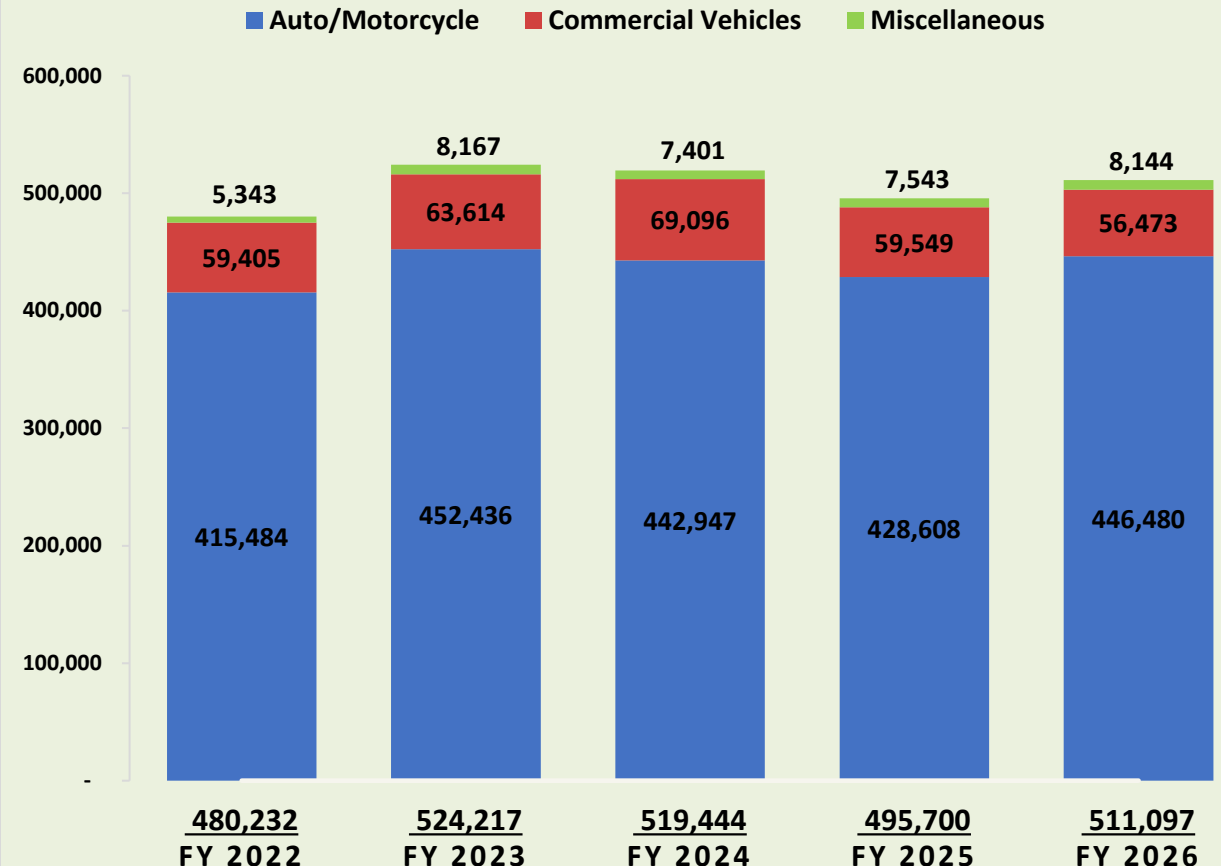
Veteran's Bridge Revenues & Crossings

- FY26 Q3 bridge revenues increased slightly compared to last year.
- Underlying cash flows remain predictable at conservative levels.
- Auto and motorcycle traffic remains the **primary driver** of crossings and revenue.
- Year-to-year fluctuations appear driven by policy and economic conditions.

Veterans Bridge Cash Payments From Cameron County
From Fiscal Years 2022-2026
(In Millions)



VETERANS BRIDGE CROSSINGS ANALYSIS
FOR FY 2022-2026 Q3

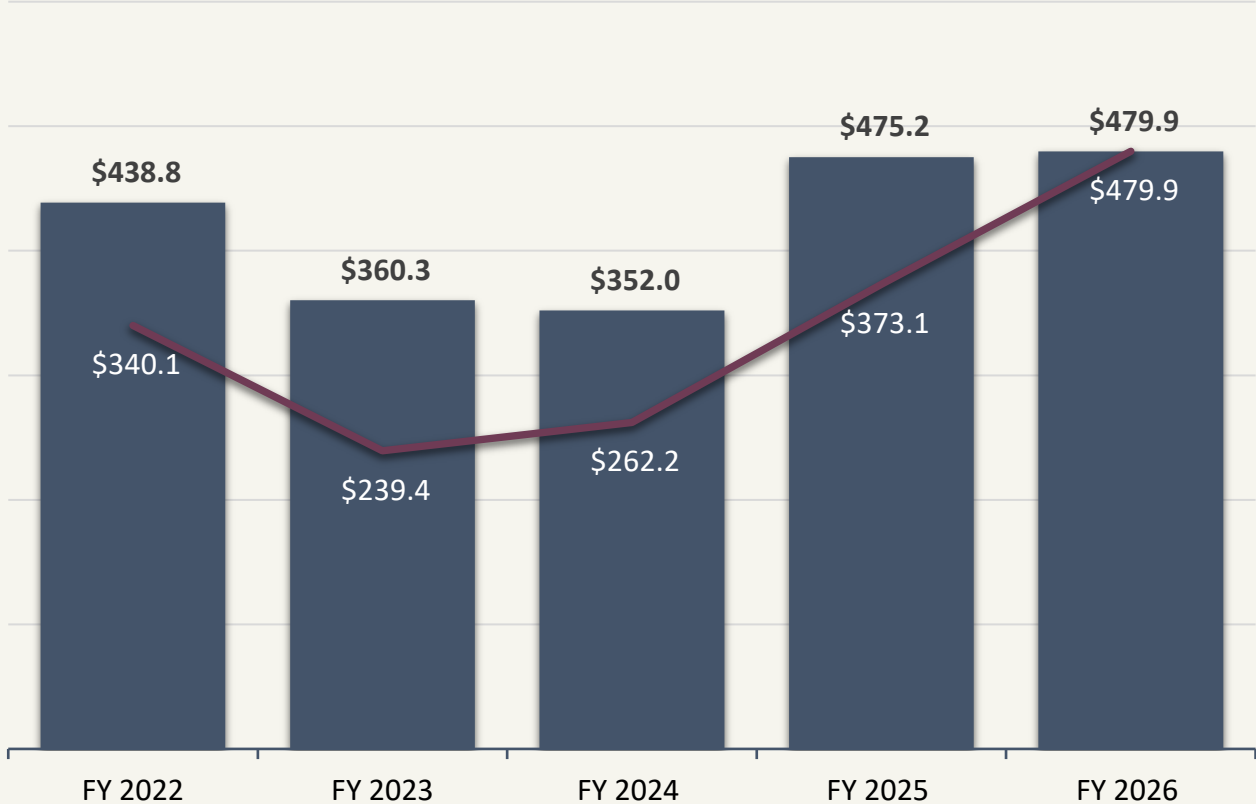


Building Permits Analysis

CITY OF BROWNSVILLE, TEXAS COMPARISON OF BUILDING PERMITS ISSUED DURING FISCAL YEAR 2025 AND 2026 3RD QUARTER

	Fiscal Year 2025		Fiscal Year 2026		Permit Value Increase (Decrease) Between the Fiscal Year 2025 & 2026
	Number of Permits	Permit Value	Number of Permits	Permit Value	
New Residence	529	\$ 99,121,797	502	\$ 114,036,306	\$ 14,914,509
Apartments	16	\$ 52,304,787	45	\$ 77,902,298	\$ 25,597,511
New Duplex	126	\$ 29,841,517	106	\$ 30,193,580	\$ 352,064
Residence Addition	26	\$ 1,130,487	27	\$ 1,769,194	\$ 638,707
Residence Repairs	72	\$ 1,970,000	108	\$ 2,219,767	\$ 249,767
Residence Reroofing	227	\$ 2,003,149	205	\$ 2,479,575	\$ 476,426
New Commercial	34	\$136,193,631	36	\$ 222,548,901	\$ 86,355,270
Commercial Addition	8	\$ 4,648,552	3	\$ 3,062,200	\$ (1,586,352)
Commercial Repairs	120	\$ 29,312,099	129	\$ 19,497,355	\$ (9,814,744)
Commercial Reroofing	46	\$ 1,821,289	24	\$ 1,986,581	\$ 165,291
Signs	92	\$ 1,931,551	104	\$ 702,350	\$ (1,229,201)
Garage/Carports	0	\$ -	0	\$ -	\$ -
Swimming Pools	43	\$ 2,051,180	59	\$ 2,449,180	\$ 398,000
Commercial Site Permit	3	\$ 10,078,000	8	\$ 872,134	\$ (9,205,867)
Moving Permits	9	\$ 59,500	6	\$ 16,500	\$ (43,000)
Demolition Permits	41	\$ -	49	\$ -	\$ -
Mobile Home Permits	1	\$ 5,000	0	\$ -	\$ (5,000)
Solar/PV Permits	19	\$ 606,916	5	\$ 135,509	\$ (471,406)
Total Permits	1,412	\$373,079,455	1,416	\$ 479,871,429	\$106,791,974
Total Number of Permits Issued Percentage Increase (Decrease)					0%
Total Permit Value Percentage Increase (Decrease)					29%

City of Brownsville Texas Building Permits Values Issued From Fiscal Years 2022 - 2026 (In Millions)



- Current year permits issued, and permit values indicate there is an increased demand in multi family residence and commercial buildings.
- Decreases/increases in permits issued and permit values is a “leading” indicator of economic growth.
- Positively impacts future tax levies.

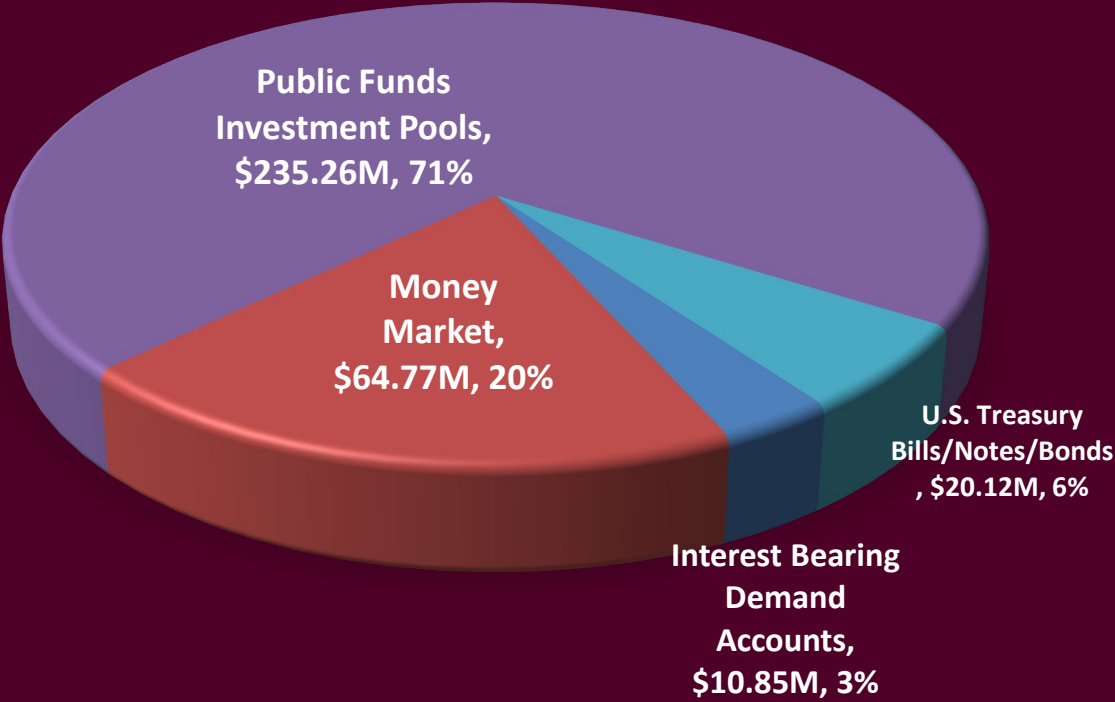
City of Brownsville, Texas

Investment Report Summary

June 30, 2026

INVESTMENT PORTFOLIO BY TYPE

\$331M



INVESTMENT POLICY COMPLIANCE

	Portfolio Cap	Actual Percentage of Portfolio	Positive/(Negative) % Variance Policy Limits	Compliance Confirmation
LIMITS ON TYPES OF SECURITIES				
Interest Bearing Demand Accounts	100%	3.28%	96.72%	Yes
Money Market	75%	19.57%	55.43%	Yes
Certificates of Deposit	75%	0.00%	75.00%	Yes
Public Funds Investment Pools	100%	71.08%	28.92%	Yes
U.S. Treasury Bills/Notes/Bonds	100%	6.08%	93.92%	Yes

PERFORMANCE METRICS

	Fiscal Year 2025	Fiscal Year 2026
Weighted Average Maturity		
Weighted Average Days to Maturity	48	80
Maximum Allowable Weighted Average Days to Maturity	365	365
Weighted Average Yield		
Weighted Average Yield	3.85%	3.72%
Weighted Average Yield (Excluding Depository & TWDB Accounts)	3.91%	3.82%
Yield of a three-month Treasury bill at June 30, 2026	4.34%	3.66%

Thank you!
Any Questions?



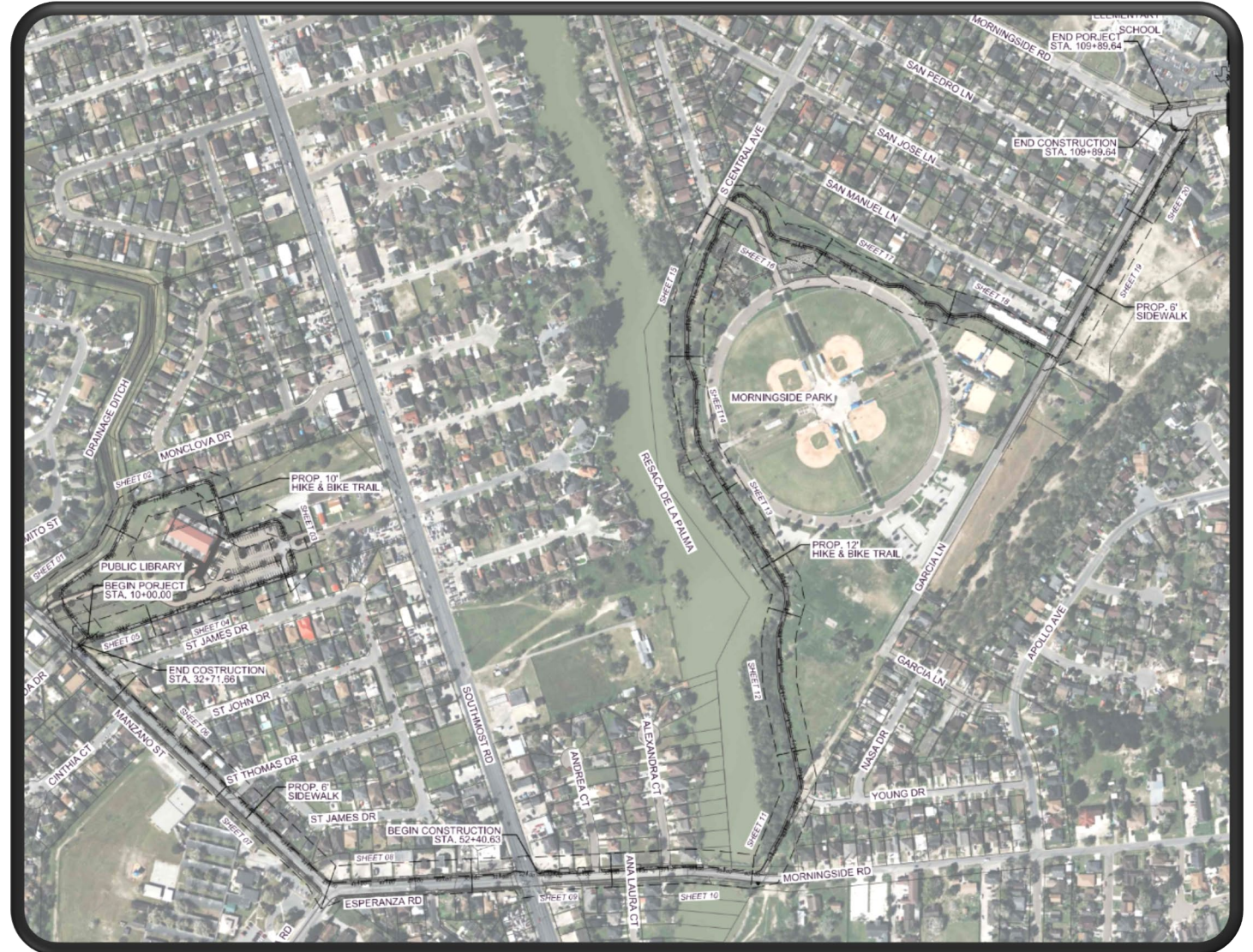
ACTION ITEM #2

Consideration and **ACTION** to award contract number 141-26-BMT-IFB to 2GS LLC dba Earthworks Enterprise in the amount of \$1,539,579 for the Southmost Nature Trail Phase III, as budgeted.



City of
BROWNSVILLE
On the Border By the Sea and Beyond Texas

Construction of a predominately 8ft- to 12ft-wide hike and bike trail, solar-powered lighting, and a mid-block pedestrian crossing at Morningside Rd.



MULTIMODAL TRANSPORTATION DEPARTMENT

Consideration and ACTION to award contract number 141-26-BMT-IFB to 2GS LLC dba Earthworks Enterprise in the amount of \$1,539,579 for the Southmost Nature Trail Phase III, as budgeted (Multimodal Transportation)



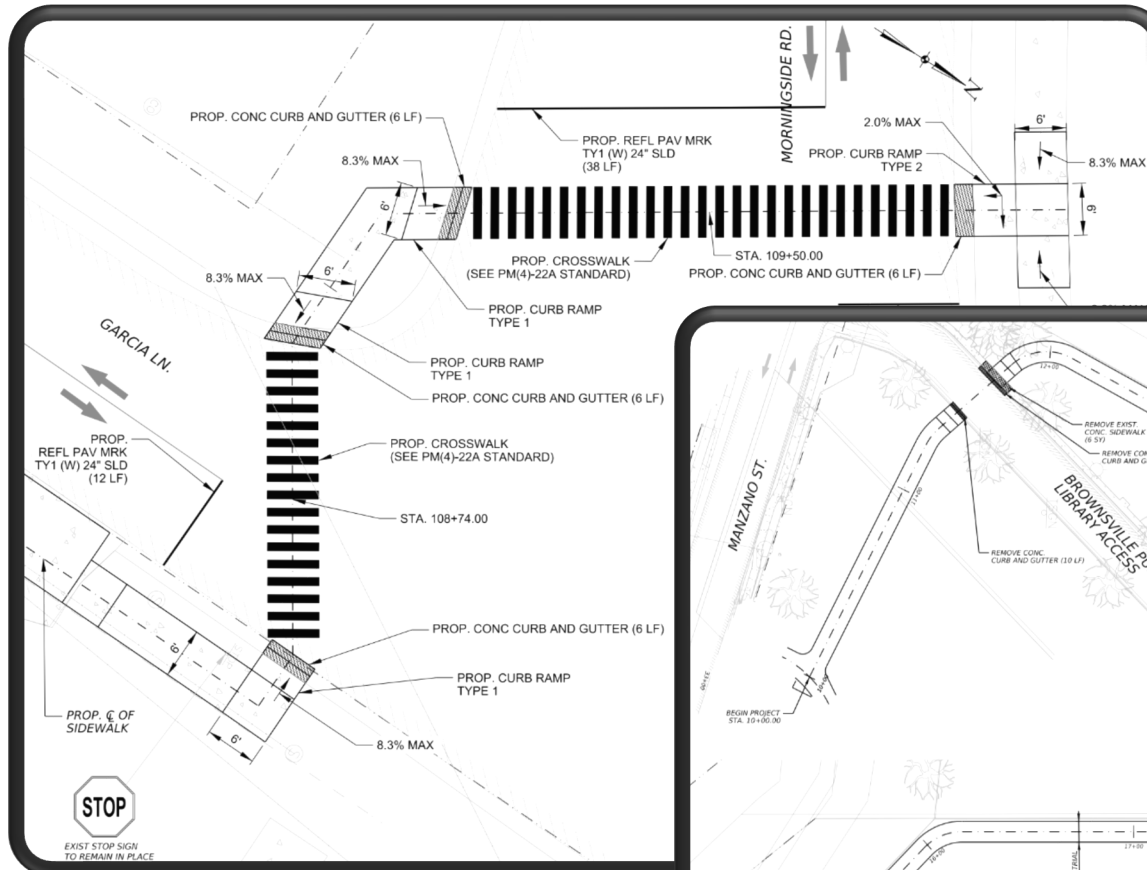
Timeline of Activities

Let

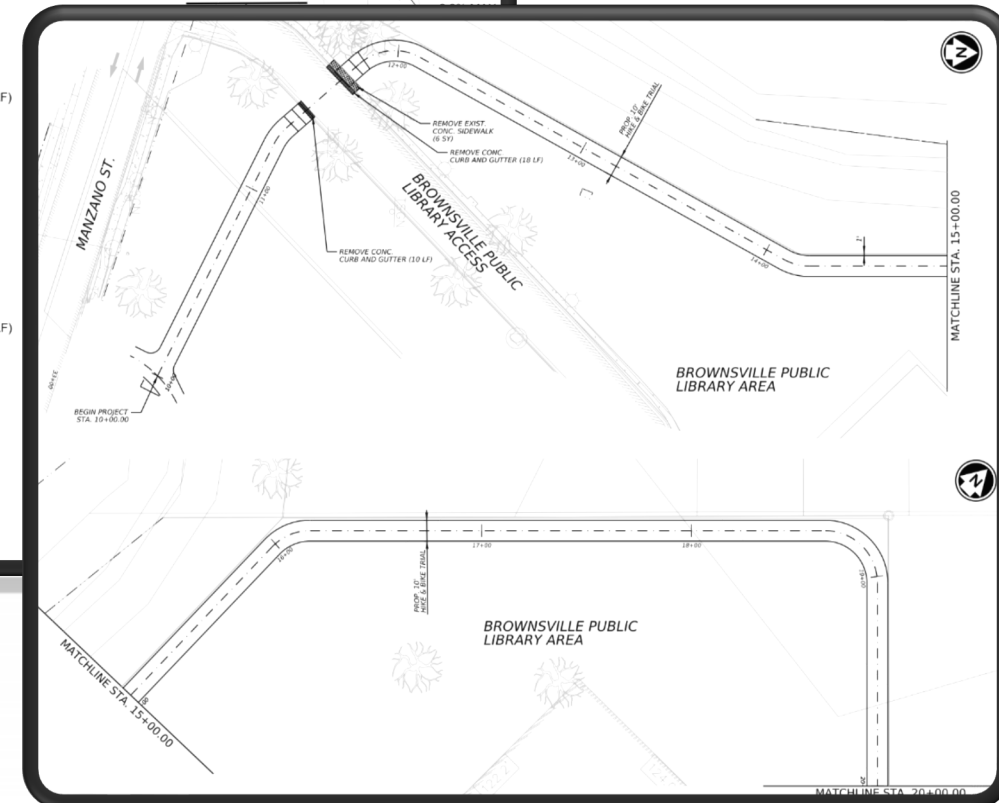
- Advertised April 18th & 25th
- Due date for bids: May 21, 2026
- Bids received: 3

Const.

- Start construction: Oct. 2026
- Total working days: 98 calendar days
- Est. completion: Feb. 2027



MID-BLOCK CROSSING
AT MORNINGSIDE RD.



10FT-WIDE TRAIL
AROUND THE
SOUTHMOST
PUBLIC LIBRARY

MULTIMODAL TRANSPORTATION DEPARTMENT



ACTION ITEM #3

Consideration and **ACTION** to authorize the approval of a Tree Removal Permit as an alternative to the preservation of Protected and 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 being a 2.272-acre tract of land situated in the Jose Salvador De La Garza Survey, Abstract No. 2, comprised of a portion of Block 19, Share 27, El Jardin Subdivision; and all of a called 1.08-acre tract out of a certain 1.584-acre tract in Block 19, El Jardin Subdivision, Share27, E.S. Gt., Cameron County, located at 4660 Boca Chica Boulevard, Brownsville, Texas 78521 (District 1)



City Commission

SEPTEMBER 1, 2026 - MEETING

Protected & Heritage Tree Removal Permit

UDC Section: 5.1 – Tree Preservation

- ▶ Request for a Tree Removal Permit: **Protected & Heritage Trees**
- ▶ **Property Location:** 4660 Boca Chica Boulevard
- ▶ **Property Size:** 2.272 acres
- ▶ **Current Zoning:** Corridor Commercial (CC)
- ▶ **Proposed Use:** Circle K 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:

Fee In Lieu of Tree Mitigation & Preservation Credits

► UDC Sec. 5.1.4.D – Fee In Lieu of Tree Mitigation

- The City may establish a fee in lieu of replacement trees. The fee shall be equal to the cost of the replacement trees and shall include the installation or planting cost. The applicant shall submit a written estimate from a nursery as verification of the cost.

► 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**.

Existing Conditions & Tree Inventory

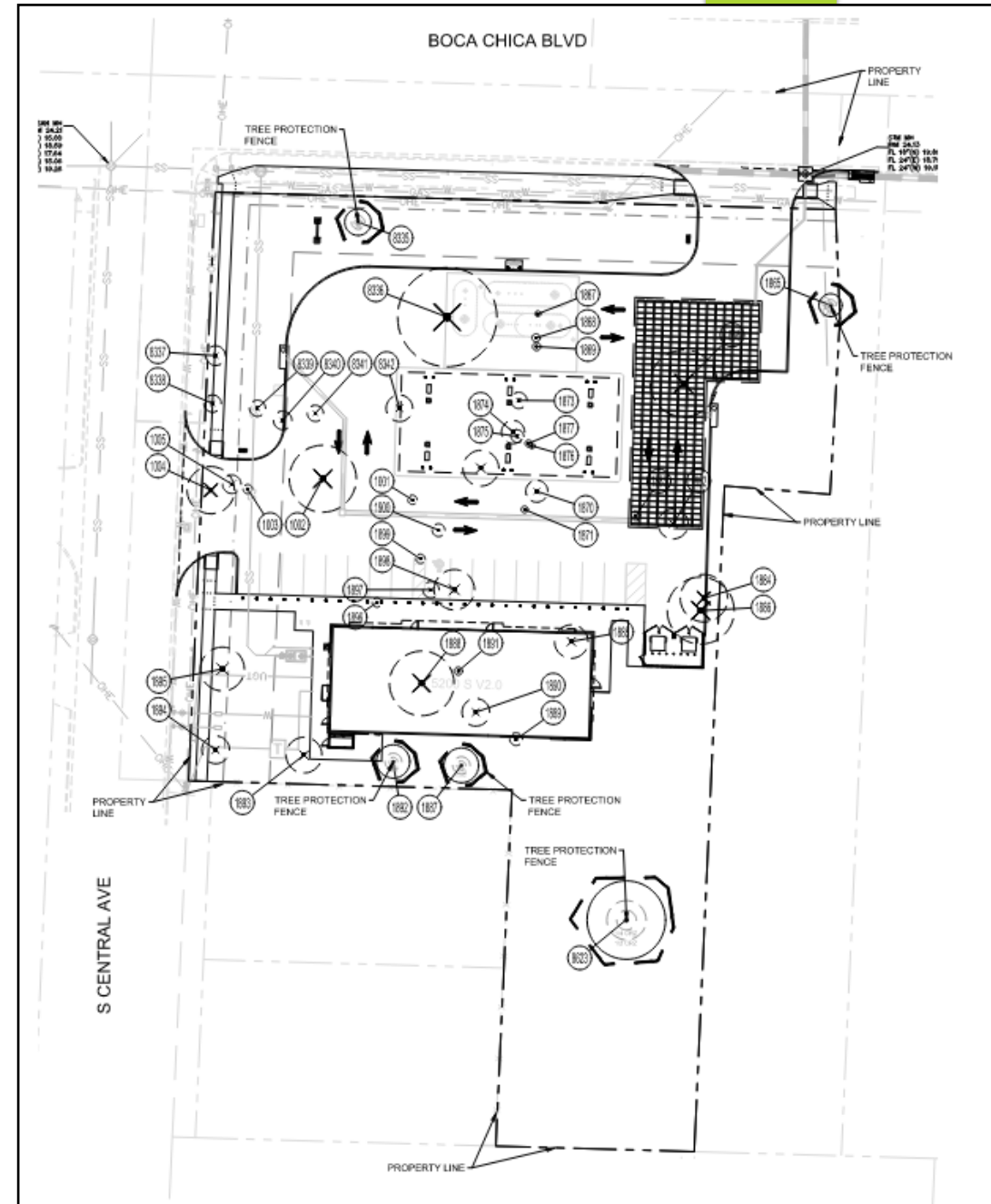
TREE TABLE

Removed Protected/Heritage Tree Preserved Protected/Heritage Tree

POINT	SPECIES	DBH	CONDITION RATING	STATUS	DISPOSITION
1001	VITEX		4 FAIR	REMOVE	NOT PROTECTED - UNDERSIZED
1002	LIVE OAK	29	FAIR	REMOVE	PROTECTED - HERITAGE CATEGORY
1003	ANACUA	4	FAIR	REMOVE	NOT PROTECTED - UNDERSIZED
1004	MESQUITE	20.5	FAIR	REMOVE	NOT PROTECTED - EXEMPT SPECIES
1005	MESQUITE	8	VERY POOR	REMOVE	NOT PROTECTED - EXEMPT SPECIES
1865	HACKBERRY	10	FAIR	REMAIN	NOT PROTECTED - EXEMPT SPECIES
1866	ANACUA	29	FAIR	REMOVE	PROTECTED - HERITAGE CATEGORY
1867	ANACUA	2.5	FAIR	REMOVE	NOT PROTECTED - UNDERSIZED
1868	ANACUA	3.5	FAIR	REMOVE	NOT PROTECTED - UNDERSIZED
1869	HACKBERRY	3.5	FAIR	REMOVE	NOT PROTECTED - EXEMPT SPECIES
1870	ANACUA	9.5	FAIR	REMOVE	NOT PROTECTED - UNDERSIZED
1871	ANACUA	3	FAIR	REMOVE	NOT PROTECTED - UNDERSIZED
1872	PECAN	15.5	DEAD	REMOVE	NOT PROTECTED - IN DECLINE/DEAD
1873	SABAL PALM	7	FAIR	REMOVE	NOT PROTECTED - UNDERSIZED
1874	SABAL PALM	10	FAIR	REMOVE	NOT PROTECTED - UNDERSIZED
1875	SABAL PALM	5.5	FAIR	REMOVE	NOT PROTECTED - UNDERSIZED
1876	ANACUA	2.5	FAIR	REMOVE	NOT PROTECTED - UNDERSIZED
1877	ANACUA	3	FAIR	REMOVE	NOT PROTECTED - UNDERSIZED
1882	SABAL PALM	13	FAIR	REMOVE	PROTECTED - PROTECTED CATEGORY
1883	GRAPEFRUIT	4	FAIR	REMOVE	NOT PROTECTED - UNDERSIZED
1884	RED MULBERRY	20.5	VERY POOR	REMOVE	NOT PROTECTED - IN DECLINE/DEAD
1885	SABAL PALM	14.5	FAIR	REMOVE	PROTECTED - PROTECTED CATEGORY
1886	GRAPEFRUIT	7	FAIR	REMOVE	NOT PROTECTED - UNDERSIZED
1887	MESQUITE	15	FAIR	REMAIN	NOT PROTECTED - EXEMPT SPECIES
1888	SILK FLOSS TREE	28	FAIR	REMOVE	PROTECTED - HERITAGE CATEGORY
1889	ANACUA	5.5	FAIR	REMOVE	NOT PROTECTED - UNDERSIZED
1890	MESQUITE	12	FAIR	REMOVE	NOT PROTECTED - EXEMPT SPECIES
1891	ANACUA	3.5	FAIR	REMOVE	NOT PROTECTED - UNDERSIZED
1892	LIVE OAK	14.5	FAIR	REMAIN	PROTECTED - PROTECTED CATEGORY
1893	MESQUITE	15.5	FAIR	REMOVE	NOT PROTECTED - EXEMPT SPECIES
1894	LIVE OAK	12	FAIR	REMOVE	PROTECTED - PROTECTED CATEGORY
1895	LIVE OAK	19	FAIR	REMOVE	PROTECTED - PROTECTED CATEGORY
1896	HACKBERRY	4	POOR	REMOVE	NOT PROTECTED - EXEMPT SPECIES
1897	ANACUA	7	FAIR	REMOVE	NOT PROTECTED - UNDERSIZED
1898	MESQUITE	17.5	VERY POOR	REMOVE	NOT PROTECTED - EXEMPT SPECIES
1899	ANACUA	4	DEAD	REMOVE	NOT PROTECTED - IN DECLINE/DEAD
1900	ANACUA	5.5	FAIR	REMOVE	NOT PROTECTED - UNDERSIZED
8335	MESQUITE	11.5	FAIR	REMAIN	NOT PROTECTED - EXEMPT SPECIES
8336	LIVE OAK	43	EXCELLENT	REMOVE	PROTECTED - HERITAGE CATEGORY
8337	MESQUITE	8.5	FAIR	REMOVE	NOT PROTECTED - EXEMPT SPECIES
8338	MESQUITE	7.5	FAIR	REMOVE	NOT PROTECTED - EXEMPT SPECIES
8339	MANGO	7	VERY POOR	REMOVE	NOT PROTECTED - IN DECLINE/DEAD
8340	MANGO	8	VERY POOR	REMOVE	NOT PROTECTED - IN DECLINE/DEAD
8341	JAPANESE YEW	7	DEAD	REMOVE	NOT PROTECTED - IN DECLINE/DEAD
8342	MANGO	11.5	VERY POOR	REMOVE	NOT PROTECTED - IN DECLINE/DEAD
8623	SILK FLOSS TREE	17		REMAIN	PROTECTED - PROTECTED CATEGORY

Total Removed Trees (in caliper inches): 187.5 caliper inches

Total Salvaged Trees (in caliper inches): 31.5 caliper inches



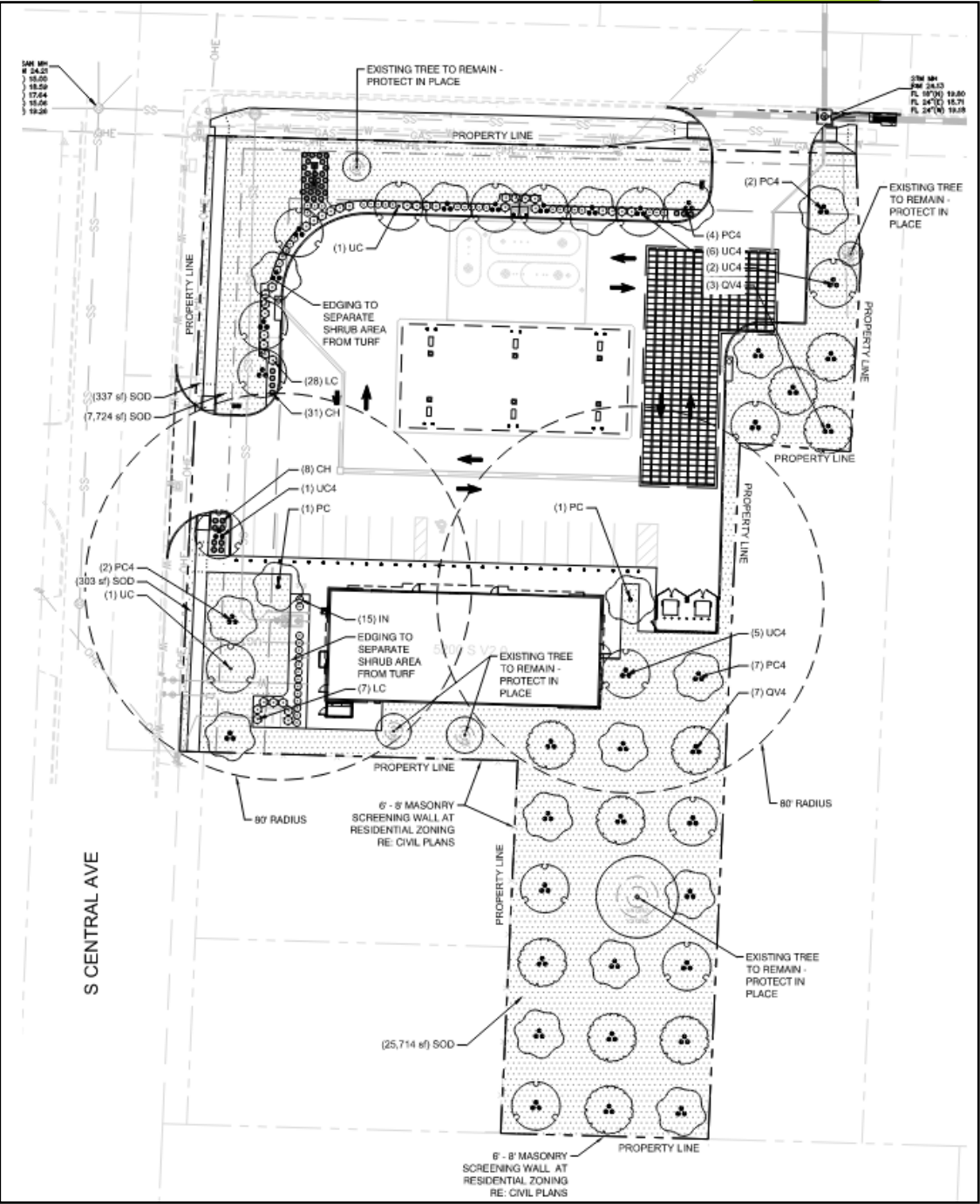
Tree Preservation Plan

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	REMARKS
TREES					
	PC	2	PISTACIA CHINENSIS / CHINESE PISTACHE	3" CAL.	
	PC4	15	PISTACIA CHINENSIS / CHINESE PISTACHE	4" CAL.	MITIGATION TREE
	QV4	10	QUERCUS VIRGINIANA / LIVE OAK	4" CAL.	MITIGATION TREE
	UC	2	ULMUS CRASSIFOLIA / CEDAR ELM	3" CAL.	
	UC4	14	ULMUS CRASSIFOLIA / CEDAR ELM	4" CAL.	MITIGATION TREE
SHRUBS					
	CH	39	CUPHEA HYSSOPIFOLIA / MEXICAN HEATHER	1 GAL.	
	IN	43	ILEX VOMITORIA 'NANA' / DWARF YAUPON HOLLY	5 GAL.	
	LC	35	LEUCOPHYLLUM FRUTESCENS 'COMPACTA' / COMPACT TEXAS SAGE	5 GAL.	
GROUND COVERS					
	SOD	33,071 SF	CYNODON DACTYLON 'TIF TUF' / TIFTUF BERMUDAGRASS	SOD	

MITIGATION TOTALS

TOTAL CALIPER INCHES	469"
TOTAL CALIPER INCHES TO REMAIN	68"
PROTECTED CALIPER INCHES = 31.5"	
HERITAGE CALIPER INCHES = 0"	
TOTAL CALIPER INCHES TO BE REMOVED	389"
PROTECTED CALIPER INCHES = 58.5"	
MITIGATION REQUIRED (1:1) = 58.5" X 1 = 58.5"	
HERITAGE CALIPER INCHES = 129"	
MITIGATION REQUIRED (3:1) = 129" X 3 = 387"	
TOTAL MITIGATION INCHES REQUIRED	445.5"
MITIGATION INCHES PLANTED	156"
MITIGATION INCHES REMAINING TO BE PAID INTO FEE ESTABLISHED BY THE CITY IN LIEU OF REPLACEMENT TREES	289.5"



Tree Detail Summary

- **Salvaged Trees**

- (1) Protected Tree (*Species: Live Oak*) – 14.5-inch Caliper: **Equivalent to 3 credit trees**
- (2) Protected Tree (*Species: Silk Floss Tree*) – 17-inch Caliper: **Equivalent to 3 credit trees**

- **Total Tree Credits Awarded: 6 tree credits**

- **Tree Removal**

- (1) Heritage Tree (*Species: Live Oak*) – **43 caliper inches**
- (2) Heritage Tree (*Species: Live Oak*) – **29 caliper inches**
- (3) Heritage Tree (*Species: Anacua*) – **29 caliper inches**
- (4) Heritage Tree (*Species: Silk Floss Tree*) – **28 caliper inches**
- (5) Protected Tree (*Species: Live Oak*) – **19 caliper inches**
- (6) Protected Tree (*Species: Sabal Palm*) – **14.5 caliper inches**
- (7) Protected Tree (*Species: Sabal Palm*) – **13 caliper inches**
- (8) Protected Tree (*Species: Live Oak*) – **12 caliper inches**

- **Total Tree Removal (Caliper Inches): 187.5 caliper inches**

- **Required Tree Mitigation (Caliper Inches)**

- (1) Heritage Tree (*Species: Live Oak*) – 43 caliper inches x 3 = **129 caliper inches**
- (2) Heritage Tree (*Species: Live Oak*) – 29 caliper inches x 3 = **87 caliper inches**
- (3) Heritage Tree (*Species: Anacua*) – 29 caliper inches x 3 = **87 caliper inches**
- (4) Heritage Tree (*Species: Silk Floss Tree*) – 28 caliper inches x 3 = **84 caliper inches**
- (5) Protected Tree (*Species: Live Oak*) – 19 caliper inches x 1 = **19 caliper inches**
- (6) Protected Tree (*Species: Sabal Palm*) – 14.5 caliper inches x 1 = **14.5 caliper inches**
- (7) Protected Tree (*Species: Sabal Palm*) – 13 caliper inches x 1 = **13 caliper inches**
- (8) Protected Tree (*Species: Live Oak*) – 12 caliper inches x 1 = **12 caliper inches**

- **Total Required Tree Mitigation (Caliper Inches): 445.5 caliper inches**

TREE TABLE

■ Removed Protected/Heritage Tree
 ■ Preserved Protected/Heritage Tree

POINT	SPECIES	DBH	CONDITION	RATING	STATUS	DISPOSITION
1001	VITEX		4	FAIR	REMOVE	NOT PROTECTED - UNDERSIZED
1002	LIVE OAK	29	FAIR		REMOVE	PROTECTED - HERITAGE CATEGORY
1003	ANACUA	4	FAIR		REMOVE	NOT PROTECTED - UNDERSIZED
1004	MESQUITE	20.5	FAIR		REMOVE	NOT PROTECTED - EXEMPT SPECIES
1005	MESQUITE	8	VERY POOR		REMOVE	NOT PROTECTED - EXEMPT SPECIES
1865	HACKBERRY	10	FAIR		REMAIN	NOT PROTECTED - EXEMPT SPECIES
1866	ANACUA	29	FAIR		REMOVE	PROTECTED - HERITAGE CATEGORY
1867	ANACUA	2.5	FAIR		REMOVE	NOT PROTECTED - UNDERSIZED
1868	ANACUA	3.5	FAIR		REMOVE	NOT PROTECTED - UNDERSIZED
1869	HACKBERRY	3.5	FAIR		REMOVE	NOT PROTECTED - EXEMPT SPECIES
1870	ANACUA	9.5	FAIR		REMOVE	NOT PROTECTED - UNDERSIZED
1871	ANACUA	3	FAIR		REMOVE	NOT PROTECTED - UNDERSIZED
1872	PECAN	15.5	DEAD		REMOVE	NOT PROTECTED - IN DECLINE/DEAD
1873	SABAL PALM	7	FAIR		REMOVE	NOT PROTECTED - UNDERSIZED
1874	SABAL PALM	10	FAIR		REMOVE	NOT PROTECTED - UNDERSIZED
1875	SABAL PALM	5.5	FAIR		REMOVE	NOT PROTECTED - UNDERSIZED
1876	ANACUA	2.5	FAIR		REMOVE	NOT PROTECTED - UNDERSIZED
1877	ANACUA	3	FAIR		REMOVE	NOT PROTECTED - UNDERSIZED
1882	SABAL PALM	13	FAIR		REMOVE	PROTECTED - PROTECTED CATEGORY
1883	GRAPEFRUIT	4	FAIR		REMOVE	NOT PROTECTED - UNDERSIZED
1884	RED MULBERRY	20.5	VERY POOR		REMOVE	NOT PROTECTED - IN DECLINE/DEAD
1885	SABAL PALM	14.5	FAIR		REMOVE	PROTECTED - PROTECTED CATEGORY
1886	GRAPEFRUIT	7	FAIR		REMOVE	NOT PROTECTED - UNDERSIZED
1887	MESQUITE	15	FAIR		REMAIN	NOT PROTECTED - EXEMPT SPECIES
1888	SILK FLOSS TREE	28	FAIR		REMOVE	PROTECTED - HERITAGE CATEGORY
1889	ANACUA	5.5	FAIR		REMOVE	NOT PROTECTED - UNDERSIZED
1890	MESQUITE	12	FAIR		REMOVE	NOT PROTECTED - EXEMPT SPECIES
1891	ANACUA	3.5	FAIR		REMOVE	NOT PROTECTED - UNDERSIZED
1892	LIVE OAK	14.5	FAIR		REMAIN	PROTECTED - PROTECTED CATEGORY
1893	MESQUITE	15.5	FAIR		REMOVE	NOT PROTECTED - EXEMPT SPECIES
1894	LIVE OAK	12	FAIR		REMOVE	PROTECTED - PROTECTED CATEGORY
1895	LIVE OAK	19	FAIR		REMOVE	PROTECTED - PROTECTED CATEGORY
1896	HACKBERRY	4	POOR		REMOVE	NOT PROTECTED - EXEMPT SPECIES
1897	ANACUA	7	FAIR		REMOVE	NOT PROTECTED - UNDERSIZED
1898	MESQUITE	17.5	VERY POOR		REMOVE	NOT PROTECTED - EXEMPT SPECIES
1899	ANACUA	4	DEAD		REMOVE	NOT PROTECTED - IN DECLINE/DEAD
1900	ANACUA	5.5	FAIR		REMOVE	NOT PROTECTED - UNDERSIZED
8335	MESQUITE	11.5	FAIR		REMAIN	NOT PROTECTED - EXEMPT SPECIES
8336	LIVE OAK	43	EXCELLENT		REMOVE	PROTECTED - HERITAGE CATEGORY
8337	MESQUITE	8.5	FAIR		REMOVE	NOT PROTECTED - EXEMPT SPECIES
8338	MESQUITE	7.5	FAIR		REMOVE	NOT PROTECTED - EXEMPT SPECIES
8339	MANGO	7	VERY POOR		REMOVE	NOT PROTECTED - IN DECLINE/DEAD
8340	MANGO	8	VERY POOR		REMOVE	NOT PROTECTED - IN DECLINE/DEAD
8341	JAPANESE YEW	7	DEAD		REMOVE	NOT PROTECTED - IN DECLINE/DEAD
8342	MANGO	11.5	VERY POOR		REMOVE	NOT PROTECTED - IN DECLINE/DEAD
8623	SILK FLOSS TREE	17			REMAIN	PROTECTED - PROTECTED CATEGORY
Total Removed Trees (in caliper inches): 187.5 caliper inches						
Total Salvaged Trees (in caliper inches): 31.5 caliper inches						

Proposed On-Site Tree Mitigation

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

- (1) Chinese Pistache / *Pistacia chinensis* (Mitigation) x 15 @ 4-inch Caliper = **60 caliper inches**
- (2) Southern Live Oak / *Quercus virginiana* (Mitigation) x 10 @ 4-inch Caliper = **40 caliper inches**
- (3) Cedar Elm / *Ulmus crassifolia* (Mitigation) x 14 @ 4-inch Caliper = **56 caliper inches**
 - **Proposed Total On-Site Mitigation: 156 caliper inches (below requirement)**
 - **Mitigation Inches Remaining: 289.5 caliper inches (fee in-lieu-of)**

- **Payment in-lieu-of:** Remaining 289.5 caliper inches

- (1) **UDC Sec. 5.1.4.D – Fee In Lieu of Tree Mitigation:** The City may establish a fee in lieu of replacement trees. The fee shall be equal to the cost of the replacement trees and shall include the installation or planting cost. The applicant shall submit a written estimate from a nursery as verification of the cost.

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	REMARKS
TREES					
	PC	2	PISTACIA CHINENSIS / CHINESE PISTACHE	3" CAL.	
	PC4	15	PISTACIA CHINENSIS / CHINESE PISTACHE	4" CAL.	MITIGATION TREE
	QV4	10	QUERCUS VIRGINIANA / LIVE OAK	4" CAL.	MITIGATION TREE
	UC	2	ULMUS CRASSIFOLIA / CEDAR ELM	3" CAL.	
	UC4	14	ULMUS CRASSIFOLIA / CEDAR ELM	4" CAL.	MITIGATION TREE
SHRUBS					
	CH	39	CUPHEA HYSSOPIFOLIA / MEXICAN HEATHER	1 GAL.	
	IN	43	ILEX VOMITORIA 'NANA' / DWARF YAUPON HOLLY	5 GAL.	
	LC	35	LEUCOPHYLLUM FRUTESCENS 'COMPACTA' / COMPACT TEXAS SAGE	5 GAL.	
GROUND COVERS					
	SOD	33,071 SF	CYNODON DACTYLON 'TIF TUF' / TIFTUF BERMUDAGRASS	SOD	

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 Protected or 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. 5.1.4.D – Fee In Lieu of Tree Mitigation**
- ▶ **UDC Sec. 5.1.6 – Tree Preservation Credits**

Staff finds that the developer's proposed on-site tree mitigation, combined with the payment of a fee in-lieu-of as per **UDC Sec. 5.1.4.D – Fee In Lieu of Tree Mitigation**, meets the minimum requirements of the Landscape Section of the Unified Development Code for the removal of protected and heritage trees; and therefore, is **recommending approval**.

ACTION ITEM #4

Consideration and **ACTION** on **SECOND** and **FINAL READING** on **Ordinance Number 2026-1823** of the City of Brownsville, Texas, to disannex, and hereinafter reduce the City of Brownsville corporate and extraterritorial jurisdiction boundary limits, a property described as being 444.45 acre tract of land, more or less, out of Tract "A", Share 7 of the San Martin Grant, Cameron County, Texas, together with all adjacent right-of-way, as shown in Exhibit "A" to the Ordinance. (District 2)

City Manager's Office

EXECUTIVE SESSION(S)

EXECUTIVE SESSION #1

Closed session pursuant to Tex. Gov't. Code Sections
551.071 (Consultation with Attorney),
551.072(Deliberation regarding real property), and
551.087 (Deliberation regarding Economic
Development Negotiations) related to Project
Fulcrum.

EXECUTIVE SESSION #2

Closed session pursuant to Tex. Gov't. Code Section 551.071 (Consultation with Attorney) related to Collective Bargaining Agreement with Brownsville Police Officers' Association, Charter 290577-01

EXECUTIVE SESSION #3

Closed session pursuant to Tex. Gov't. Code Section 551.071 (Consultation with Attorney) regarding Ordinance No. 2026-1797, City Code Section 2-26, public comment regulations.

EXECUTIVE SESSION #4

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

EXECUTIVE SESSION #5

Closed session pursuant to Tex. Gov't. Code Section 551.071 (Consultation with Attorney) related to Project Tune-Up.



**THE CITY COMMISSION
IS IN EXECUTIVE SESSION**

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

POSSIBLE ACTION ITEM #1

Consideration and **ACTION**, if any, related to Collective Bargaining Agreement with Brownsville Police Officers' Association, Charter 290577-01.

POSSIBLE ACTION ITEM #2

Consideration and **ACTION**, if any, related to Project Tune-Up.

ADJOURNMENT