

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



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

John Cowen, Jr, Mayor

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

Pursuant to Chapter 551, Title 5 of the Texas Government Code, the Texas Open Meetings Act, notice is hereby given that the City Commission of the City of Brownsville, Texas, in accordance with Article V, Section 12, of the Charter of said City, will convene a **Regular Meeting**, on **January 06, 2026**, at **5:00p.m.**, in the Commission Chambers, on the Second Floor of the Brownsville City Hall - Old Federal Building, located at 1001 East Elizabeth Street, Brownsville, Cameron County, Texas, 78520.

Pursuant to Section 551.127, Texas Government Code, one or more Commissioners or employees may attend this meeting remotely using videoconferencing technology. The video and audio feed of the videoconferencing equipment can be viewed and heard by the public at the address posted above as the location of the meeting.

Members of the public, employees, and the City Commission may join via the Webex Teleconference Meeting by logging on at:

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

Meeting number: 2532 697 4533

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

Join by video system

Dial 25326974533@brownsvilletx.webex.com

You can also dial 173.243.2.68 and enter your meeting number.

Join by phone

1-844-621-3956 United States Toll Free

+1-650-479-3208 United States Toll

Access code: 253 269 74533

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

Members of the public who submitted a "Public Comment Form" will be permitted to offer public comments as provided by the agenda and as permitted by the presiding officer during the meeting. A recording of the meeting will be made and will be available to the public in accordance with the Open Meetings Act.

At any time during the course of the posted meeting, the Brownsville City Commission may retire into Executive Session under Texas Government Code 551.071 to confer with legal counsel on any subject matter on this agenda in which the duty of the attorney to the City Commission under Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Texas Government Code. Further, at any time during this meeting, the City Commission may retire to deliberate on any subject slated for discussion at this meeting, as may be permitted under one or more exceptions to the Texas Open Meetings Act set forth in Title 5, Subtitle A, Chapter 551, Subchapter D of the Texas Government Code.

CALL TO ORDER

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

PROCLAMATION(S)

- 1) Recognizing Mr. Mike Hernandez (Commissioner P. Cardenas, Commissioner T. Villarreal)
- 2) Recognizing Toddle Inn Restaurant and its 65th Year Anniversary (Commissioner G. De Leon, Commissioner P. Cardenas)

PUBLIC COMMENT PERIOD

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

CITY MANAGER UPDATE(S)

- 1) Response to Fire at Palacio Real Apartments
- 2) 2025 Community impact with United Way of Southern Cameron County: City of Brownsville's partnership and employee engagement
- 3) City Secretary Mayra Rios was appointed President to the TMCA Lower Rio Grande Valley Chapter (LRGV)

CONSENT AGENDA ITEM(S)

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

- 1) Consideration of approval of minutes from the City Commission Regular Meeting held on December 2, 2025 and December 9, 2025. (Office of the City Secretary)
- 2) Consideration and **ACTION** to approve the first amendment to Marketing and Advertising Services Agreement #074-25-AIR with Dovetail Inc., modifying contract term. (Airport Department)
- 3) Consideration and **ACTION** to approve the First Amendment for additional services and equipment to the Bore and Trenching Services Agreement with G&E Escobedo (#BAT-53-0323), as budgeted. (Engineering & Public Works Department).

- 4) Consideration and **ACTION** to Authorize a Contract with KBH Traffic Engineering, LLC in the amount of \$976,104.42 for Contract 106-26-EPW-CMA for a term of 19 months, for Citywide Traffic Signal Optimization Consulting Services, as budgeted. (Engineering & Public Works)
- 5) Consideration and **ACTION** to Authorize a Cooperative Purchase Agreement with Trantex Transportation Products of Texas, Inc., in an amount not to exceed \$171,190, for purchase and delivery of materials, Contract No. 108-26-EPW-CP. (Engineering and Public Works Department).
- 6) Consideration and **ACTION** to award Task Order #1 to McFarland Johnson Inc., for the Airport Layout Plan Update and Drainage Study as required by the Federal Aviation Administration (FAA) for Brownsville South Padre Island International Airport in the amount of \$932,351, as budgeted. (Airport Department)
- 7) Consideration and **ACTION** to authorize a contract with OverDrive, Inc. in the amount of \$235,000 for contract number 070-26-LIB-SS for a term of ten months. (Library)
- 8) Consideration and **ACTION** to Authorize a Cooperative Purchase Contract with GALLS, LLC in an amount not to exceed \$124,200 for Contract No. 094-26-FIRE-CP, for a term of six (6) months. (Fire Department).
- 9) Consideration and **ACTION** to authorize a contract with Doggett Freightliner of South Texas, LLC for the purchase of four (4) pieces of heavy equipment under BuyBoard Contract #723-23 in the amount of \$784,662 for use by Engineering and Public Works, as budgeted. (Internal Services Department)
- 10) Consideration and **ACTION** to Authorize a Contract with Petroleum Traders Corporation on an as-needed basis for Contract No. 112-26-EPW-CP, for a base term of two years ending April 30, 2028, with two optional one-year renewals. (Engineering and Public Works Department).
- 11) Consideration and **ACTION** on the approval of the Memorandum of Understanding (MOU) for Scouts Government Day between the City of Brownsville and the Boys and Girls from Scouting America RGV Council. (Office of the City Secretary)
- 12) Consideration and **ACTION** to authorize an Interlocal Agreement (No Cost to the City) with the Texas Department of Public Safety for OmniBase Services. (Municipal Court)
- 13) Consideration and **ACTION** on **Resolution Number 2026-001**, to authorize the execution of an Advance Funding Agreement (AFA) between the City of Brownsville and the Texas Department of Transportation for Highway Safety Improvement Program On-System. (Engineering & Public Works Department).
- 14) Consideration and **ACTION** to approve **Resolution Number 2026-002** adopting Brownsville Metro's 2025 Public Transportation Agency Safety Plan (PTASP). (Brownsville Metro)
- 15) Consideration and **ACTION** to approve the **SECOND** and **FINAL** Renewal of the term contract for the Traffic Signal Engineering Project and Miscellaneous Services (TED-05-112) with Aldana Engineering & Traffic Design, Halff Associates, Inc., KBH Traffic Engineering LLC, TEDSI Infrastructure Group, Inc., as budgberd. (Engineering and Public Works Department).
- 16) Consideration and **APPROVAL** on **SECOND** and **FINAL READING** on Ordinance number 2025-1793 adopting a Procurement Ordinance and approval of updated Procurement Policy. (Procurement Department)
- 17) Consideration and **APPROVAL** on **SECOND** and **FINAL READING** of **Ordinance Number 2025-1790**, to disannex, and hereinafter reduce the City of Brownsville boundary limits, a property described as being 1.515 acre tract of land out of a certain 6.54 acre tract of land out of Block 209, El Jardin Subdivision, in Share 29, of the Espiritu Santo Grant, Cameron County, Texas, located at 6397 North Dakota Avenue, Brownsville, Texas 78521, as shown in Exhibit "A". (District 2) (Planning & Redevelopment Department)

- 18) Consideration and **APPROVAL** on **SECOND** and **FINAL READING** on the following **Ordinances** amending the Unified Development Code:
- a) **Ordinance Number 2025-235.119**, to amend the Unified Development Code, Article 5 – Supplemental Regulations, Section 5.5 – Flood Damage Prevention (Subsections 5.5.12 – Duties & Responsibilities of the Floodplain Administrator, 5.5.15 – Provisions for Flood Hazard Reduction, and 5.6.8 – General Performance Criteria for Stormwater Management), to enhance the existing storm water management program; and dealing with related matters, as shown in Exhibit "A". (Planning & Redevelopment Department)
 - b) **Ordinance Number 2025-235.120**, to amend the Unified Development Code, Article 5 – Supplemental Regulations, Section 5.3 – Signs (Subsection 5.3.4.A – Prohibited Signs, Inset 4 – Bandit Sign & Snipe Sign), to supplement the existing definition and prohibition of bandit and snipe signs, to establish civil penalties for violators of this ordinance; and dealing with related matters, as shown in Exhibit "A". (Planning & Redevelopment Department)
 - c) **Ordinance Number 2025-235.121**, to amend the Unified Development Code, Article 4 – Zoning Regulations, Section 4.2 – Zoning Procedures (Subsection 4.2.1 – Noticing, Hearings, and Action, Inset A – Noticing Requirements), to incorporate regulations that modify zoning noticing procedures for zoning atlas amendments in accordance with House Bill 24; and dealing with related matters, as shown in Exhibit "A". (Planning & Redevelopment Department)
 - d) **Ordinance Number 2025-235.122**, to amend the Unified Development Code, Article 3 – Subdivision Regulations, Section 3.1 – General Provisions (Subsection 3.1.3 – Subdivision Policy), to incorporate zoning requirements as a prerequisite to finalizing the platting process; and dealing with related matters, as shown in Exhibit "A". (Planning & Redevelopment Department)
 - e) **Ordinance Number 2025-235.123**, to amend the Unified Development Code, Article 5 – Supplemental Regulations, Section 5.3 – Signs (Subsection 5.3.4.C.3.c – Pole or Pylon Sign), to strengthen the definition of on-premises pylon signs, establish updated size and elevation parameters, enhance limitations on illumination and changeable copy standards; and dealing with related matters, as shown in Exhibit "A". (Planning & Redevelopment Department)
 - f) **Ordinance Number 2025-235.124**, to amend the Unified Development Code, Article 3 – Subdivision Regulations, Section 3.1 – General Provisions (Subsection 3.1.5 – Exemptions to Platting), to incorporate plat exemption criteria for properties intended for single-family use; and dealing with related matters, as shown in Exhibit "A". (Planning & Redevelopment Department)
 - g) **Ordinance Number 2025-235.125**, to amend the Unified Development Code, Article 4 – Zoning Regulations, Section 4.4 – Land Uses (Subsection 4.4.3.D – Commercial Uses (Auto-Related Sales and Service)), to establish conditions and permit the sale of used motor vehicles under a franchise business model through a specific use permit within the identified zoning districts; and dealing with related matters, as shown in Exhibit "A". (Planning & Redevelopment Department)

PUBLIC HEARING(S)

- 1) Public Hearing and **ACTION** on **FIRST READING** on **Ordinance Number 2026-1792**, to annex into the City of Brownsville boundary limits, a property described as being 2.60 acres of land consisting of Barreda Gardens Subdivision, Lot 34, Block 16, 7.1741 acres (Vol. 8, Pg. 67 Cameron County Map Records), Cameron County, Texas, located on F.M. 1421, Brownsville, Texas 78520. (Planning & Redevelopment Department)
- 2) Public Hearing and **ACTION** on **FIRST READING** on **Ordinance Number 235-2025-026**, to rezone from Residential Single-Family (R-1) to Residential Transition (R-3) to allow for a

townhome development for a 2.82-acre tract of land, more or less, out of Block 188, El Jardin Resubdivision, of parts of Shares 23, 28, 29, 30, 31, and 25, Espiritu Santo Grant, Cameron County, Texas, located at 4935 Salida de Luna, Brownsville, Texas 78526, as shown in Exhibit "A". (District 2) (Planning & Redevelopment Department)

- 3) Public Hearing and **ACTION** on **FIRST READING** on **Ordinance Number 235-2025-027**, to rezone from Residential Single-Family (R-1) to Regional Central (RC) to allow for a commercial development for Lot 1, Block 1, Rabel Subdivision, Cameron County, Texas, located at Lomax Road, Brownsville, Texas 78526, as shown in Exhibit "A". (District 3) (Planning & Redevelopment Department)
- 4) Public Hearing and **ACTION** on **FIRST READING** on **Ordinance Number 235-2025-902**, to rezone from Agriculture (AG) to Regional Central (RC) to allow for a commercial development for 13.142 acres, more or less, out of the Southeast corner of Block 218, Fresnos Land and Irrigation Company Subdivision, Cameron County, Texas, located at Paredes Line Road, Brownsville, Texas 78526, as shown in Exhibit "A". (District 3) (Planning & Redevelopment Department)
- 5) Public Hearing and **ACTION** on **FIRST READING** on **Ordinance Number 235-2025-903**, to rezone from Agriculture (AG) to Commercial Corridor (CC) to allow for commercial development for an approximate 43.72 acres comprised of approximately 38.31 acres out of the Residue of Reserve "B" of Villa del Norte Subdivision, 1.53 acres out of Lot 1, Oklahoma Station Subdivision No. 1, and 3.88 acres out of Reserve "A" of Oklahoma Station Subdivision No. 1, Cameron County, Texas, located at Stillman Road, Brownsville, Texas 78526, as shown in Exhibit "A". (District 3) (Planning & Redevelopment Department)
- 6) Public Hearing and **ACTION** on **FIRST READING** on **Ordinance Number 235-2025-025**, to rezone from Residential Suburban (R-2) to Light Industrial (LI) to allow an existing machine shop for 0.344 acres out of Block 33, El Jardin Subdivision of Brownell Tract, Share 28 of the Espiritu Santo Grant, Cameron County, Texas, located at 6628 Calvin Street, Brownsville, Texas 78521, as shown in Exhibit "A". (District 2) (Planning & Redevelopment Department)
- 7) Public Hearing and **ACTION** on **FIRST READING** on **Ordinance Number 2026-1797** amending Chapter 2, Administration, Article II, City Commission, Section 2-26, Meetings and agendas, to adopt regulations that ensure that meetings of the City Commission are conducted in a way that allows the business of the City to be effectively conducted. (Office of the City Attorney/Office of the City Secretary)
- 8) Public Hearing and **ACTION** on **FIRST READING** on **Ordinance Number 2026-1796** amending Chapter 46, Environment, Article III, Noise, to clarify regulations related to unreasonable noise. (Office of the City Attorney/Internal Services Department)
- 9) Public Hearing and **ACTION** on **FIRST READING** on **Ordinance Number 2026-1795**, to amend Chapter 6, "Amusements and Entertainment", of the City of Brownsville Code of Ordinances to add Article IV establishing the "Midtown Entertainment District" along Highway 69 from Media Luna Road to Morrison Road and along Highway 77 to Central Boulevard between Morrison Road and Media Luna Road, along Pablo Kisel Boulevard, and Ruben M. Torres and its point of intersection with Seville Blvd., to regulate bars and restaurants; adding civil and criminal penalties. (City Attorney's Office/City Manager's Office)

BOARD APPOINTMENT(S)

- 1) Consideration and **ACTION** on **Resolution Number 2026-003** to appoint or reappoint members to the Parks & Recreation Advisory Committee. (Parks & Recreation Department)
- 2) Consideration and **ACTION** on **Resolution Number 2026-004**, to reactivate and appoint members to the Charter Review Committee. (Office of the City Attorney/City Secretary's Office)
- 3) Consideration and **ACTION** on **Resolution Number 2026-005** to appoint or reappoint members to the Brownsville Beautification Committee. (Engineering & Public Works Department)

- 4) Consideration and **ACTION** on **Resolution 2026-006** and **Resolution Number 2026-007** to appoint or reappoint members to the Building & Standards Commission and the Board of Adjustment. (Planning & Redevelopment Department)

EXECUTIVE SESSION

- 1) Closed session pursuant to Tex. Gov't. Code Sections 551.071 (Consultation with Attorney) related to the Fiber Enterprise Fund and project. (Office of the City Attorney/ City Manager's Office)
- 2) Closed session pursuant to Tex. Gov't. Code Sections 551.071 (Consultation with Attorney) and 551.072 (Property Deliberation) related to Project Quantum. (Office of the City Attorney/ City Manager's Office)
- 3) Closed session pursuant to Tex. Gov't. Code Sections 551.071 (Consultation with Attorney) and 551.072 (Property Deliberation) related to Project Safeguard. (Office of the City Attorney/ City Manager's Office)

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

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

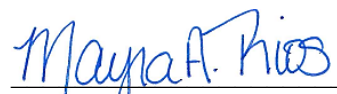
- 1) Consideration and **ACTION**, if any, related to the Fiber Enterprise Fund and project. (Office of the City Attorney/ City Manager's Office)

ADJOURNMENT

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

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

I, **Mayra A. Rios**, hereby certify that a copy of the Notice for the **January 6, 2026** Meeting of the Brownsville City Commission was posted on the designated bulletin board at City Hall – Federal Building, 1001 Elizabeth Street, a location readily accessible to the public, for at least three (3) business days prior to the scheduled meeting date, in compliance with Chapter 551 of the Texas Government Code. I further certify that the Agenda was posted on the City's website and can be downloaded by accessing: <https://brownsvilletx.gov/129/Agendas-Minutes>


Mayra A. Rios, TRMC
City Secretary

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

Employee Name and Signature

Date