

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 **Special Meeting on September 22, 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

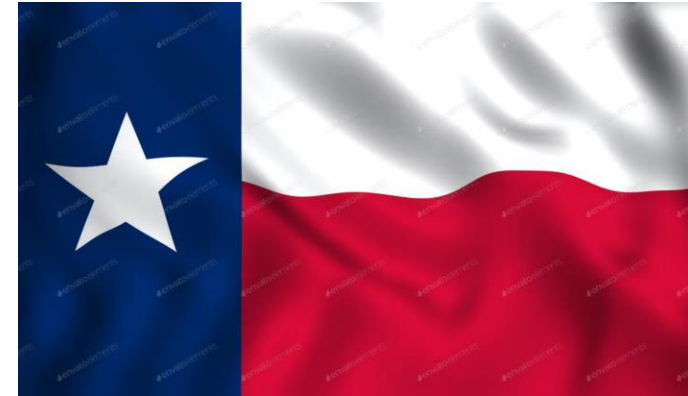
**C. PLEDGE OF ALLEGIANCE TO THE FLAGS
OF THE UNITED STATES OF AMERICA AND
THE STATE OF TEXAS**

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.

PRESENTATION(S)

- 1) Presentation of Brownsville Housing Master Plan progress updates — Public Engagement & Housing Needs Assessments



Brownsville Housing Plan Update

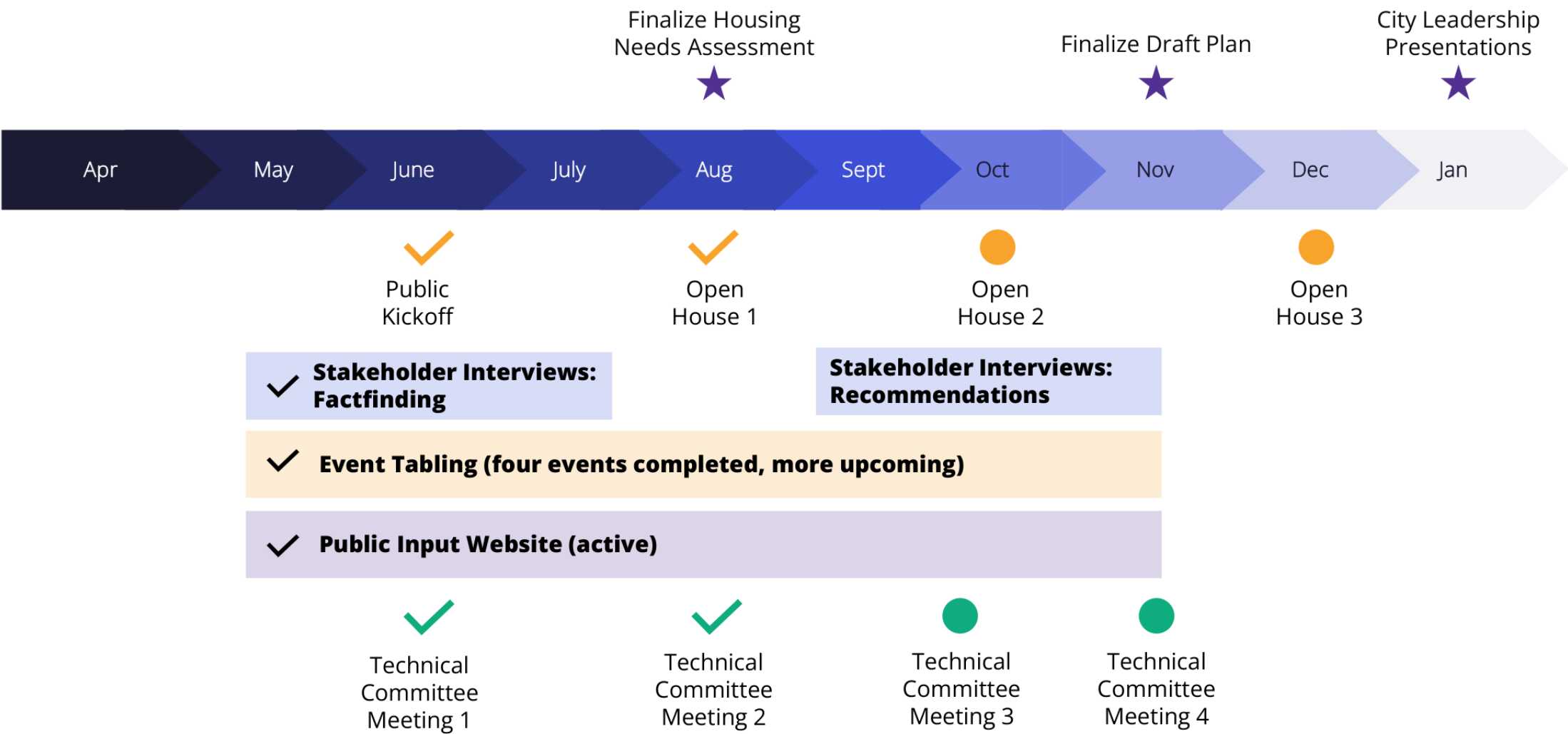
CITY COMMISSION MEETING

September 2026

HR&A



The project is making steady progress through engagement, the housing needs assessment, and future demand analysis, laying the groundwork for the final Housing Plan.



Housing Needs Assessment Key Findings

1

Brownsville experienced a **wave of historic population and economic growth in the latter part of the decade**. Higher income earners are moving into the city, creating an income divergence between those relocating to the city and legacy residents.



12% vs. **7%**
2020 – 2024
household growth

7%
2014 – 2020
household growth



\$79K vs. **\$51K**
Average income
of **in-movers**

\$51K
Average income of
long-term residents

2

Brownsville has been an **accessible market for a range of homeowners**, supporting the city's growth. Looking ahead, the greater constraint on access is affordability as home prices rise faster than local incomes.



\$191K vs. **\$211K**
Typical home
price (2024)

\$211K
Max price affordable to
median household (2024)

3

Rental housing for lower income households remains a persistent, unmet challenge.

The supply of affordable rentals falls well short of needs of lower income renters.



77

Affordable rental homes **per 100 renter households** earning 50% AMI or below

4

Brownsville's neighborhoods have seen varying levels of housing investment over the years;

Downtown and Southmost neighborhoods are not attracting the same levels of investment as the northern edge of Brownsville.



40%+

Of homes in downtown (select census tracts) were **built before 1960**

Brownsville HOUSING PLAN



ENGAGEMENT UPDATE
SEPTEMBER 2026



HR&A

How we've connected



 **2**
OPEN HOUSES

 **242**
SURVEYS COMPLETED

 **4**
POP-UP EVENTS

 **1,000+**
COMMUNITY INTERACTIONS

Where we've been



JUNE | JUNIO

JULY | JULIO

AUGUST | AGOSTO



***Coming soon to a
community event
near you!***

What we heard



Affordability and homeownership are the biggest concerns.

Many residents say housing is not affordable and homeownership is out of reach. They pointed to rising rents, home prices, taxes, and costs that are increasingly difficult to manage on local incomes.



There are housing options—but not within everyone's reach.

Residents agree Brownsville has a good variety of housing options, but many say they don't match what working families and lower- and middle-income households can afford.



Quality homes need strong neighborhoods.

Residents connected housing to safe streets, sidewalks, drainage, lighting, parks, transportation, and green space, while raising concerns about conditions in older neighborhoods.



Growth should benefit existing residents.

As Brownsville grows, residents want more housing without losing affordability, neighborhood quality, or the ability of longtime families to remain in their communities.

**Based on feedback received through community surveys, tabling events, and community open house #1.*



Brownsville Housing Plan

CITY COMMISSION MEETING

September 2026

HR&A



2) Introduction and Overview of the Brownsville Design Guidelines and Standards



Brownsville Historic Design Standards & Guidelines

Sept 22, 2026 – City Commission Briefing

Why Are We Creating Standards & Guidelines?

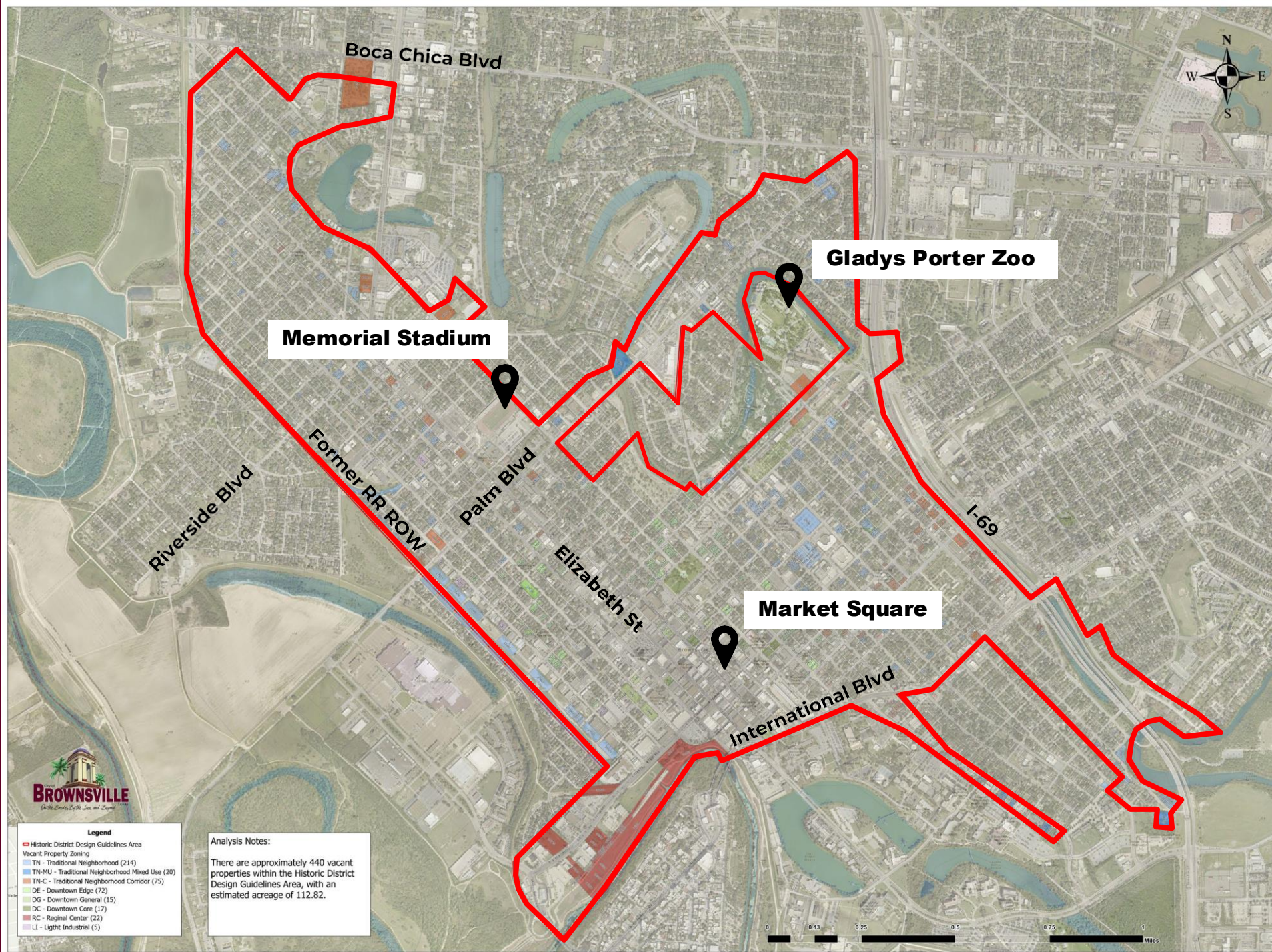
- Improve **architectural quality**
- Reinforce Brownsville's **historic character**
- Provide **clearer expectations** for property owners and applicants
- Support more **consistent design review**
- **Reduce uncertainty** for reinvestment and redevelopment
- Better **align design guidance with current City plans** and regulations

Who Will Use the Standards & Guidelines?

- Property owners and business owners
- Developers and prospective investors
- Architects, designers, and contractors
- City staff and the Historic Preservation Officer
- Historic Preservation Commissioners
- Other decision-makers involved in project review

Where Will the Standards and Guidelines Apply?

Note: there are ~440 vacant properties within this area.



Standards

=

Requirements that
must be met

Examples:

- Required setbacks
- Maximum or minimum dimensions
- Required treatment of building materials
- Prohibited materials or treatments

Guidelines

=

Recommended approaches
for meeting the intent

Examples:

- Preferred storefront proportions
- Recommended rehabilitation approaches
- Appropriate architectural relationships
- Compatible material treatments

Standards & Guidelines Framework

Chapter 1: Introduction

Chapter 2: Understanding Brownsville

Chapter 3: Contributing Buildings

Chapter 4: New Construction and Non-Contributing Buildings

Chapter 5: Site Design, Public Realm, and Signage

Chapter 6: Implementation and Administration

What We've Heard

- **Clear Guidance:** Easy to understand and apply.
- **Visual:** Supported by diagrams, photographs, and examples.
- **Context-Sensitive:** Reflective of Brownsville's actual architecture and development patterns.
- **Predictable:** Straightforward language so that applicants understand expectations before beginning the review process.
- **Enforceable:** Closely coordinated with other adopted regulations and the Certificate of Appropriateness process.



Where We've Been and What's Next

**June 2026
Workshop #1**

HPC Meeting
Site Tour



**Aug 2026
Workshop #2**

HPC
Worksession
P&Z Briefing
Community
Engagement



Sep 2026

City
Commission
Briefing



Fall 2026

Draft
Development



Late 2026

Draft Review



Dec 2026

Adoption



PUBLIC COMMENT PERIOD

Public Comment Period

Section 2-26. Meetings and agendas.

(f) Public *input during meetings.*

(1) *Conduct.*

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- 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.

Ordinance 2026-1797

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

03:00

CITY MANAGER'S UPDATE

1) Pet of the Month Adoption Spotlight

City Manager's Office



PET OF THE MONTH

BROWNSVILLE ANIMAL REGULATION AND CARE CENTER

416 FM 511 BROWNSVILLE, TEXAS

(956)544-7351

YOUR NEW BEST FRIEND STARTER KIT

Every adoption comes with all the essentials to help your new best friend settle in, feel safe, and start their happy new life with you.

Spay & Neuter | Up-to-Date Vaccines | Microchip | Rabies Vaccine | Flea & Tick Treatment

To Donate:



Visit Us!

Come meet our pets, tour our facility, and learn more about the services we provide to our community.



AUGUST 2026: ADOPTION, RESCUE & COMMUNITY IMPACT



Total Adoptions: 70

🐱 Cats Adopted: 41

🐶 Dogs Adopted: 29



PetSmart Adoptions

🐱 Cats Adopted: 6

Rescue Transfers

🐶 Dogs Rescued: 5



Puppy Yoga at Linear Park

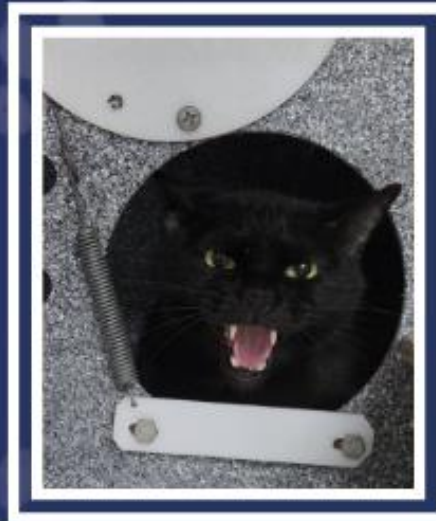
2nd Saturday of the
month

DID YOU KNOW?

An ear tip indicates that a cat has been spayed or neutered.

Ear-tipping helps animal care workers quickly identify cats that have already been spayed or neutered, allowing them to be returned to their outdoor home as soon as possible.

Many feral cats are not comfortable living indoors or being adopted. They can safely remain outdoors in the environment they know, with a reliable feeder to provide food when hunting isn't successful.



2) Introduction and welcome of the City's new Assistant Finance Director, Rodrigo Gimenez.



Rodrigo Gimenez

Welcome, Rodrigo Gimenez

Assistant Finance Director

- **20 years of Governmental Accounting Experience**
- **Bachelors in Accounting, MBA, CGFO**
- **GFOA Triple Crown: Financial Reporting, Budget, Popular Report**

3) Recognition of Service, Jorge Cardenas, Chief
Information Officer.

City Manager's Office



City Manager's Update

Jorge Cardenas Recognition

Chief Information Officer

City of Brownsville Recognizes Jorge Cardenas, Chief Information Officer

Jorge's tenure with the City has brought Brownsville from one of the least connected cities in America to one of the most connected.

Under his leadership, Brownsville has made significant investments in digital infrastructure, including more than 100 miles of municipally owned fiber and one of the nation's notable city-owned private 5G networks.

He led the City's cybersecurity protocols, which safeguard City operations and financial assets. He led the deployment of the BTX fiber infrastructure and P5G to position our City as a leading partner in technology in the RGV. He helped us secure \$22M in grants to connect the Valley and has provided an important new source of revenue that enhances local services and save taxpayer money.



CONSENT AGENDA ITEM(S):

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

Consent Agenda Items

- 1) Consideration of approval of minutes from the City Commission Special Meetings held on August 17, 2026, August 21, 2026 and August 29, 2026.(Office of the City Secretary)
- 2) Consideration and **ACTION** to approve the Interlocal Agreement between the City and the Brownsville Independent School District for the use of their property to install and maintain a bus shelter located at 2477 Price Road. (Brownsville Metro)
- 3) Consideration and **ACTION** to approve Tokio Marine HCC for Stop Loss Services for the City of Brownsville for FY 2027, in the amount not to exceed \$1,059,730, as budgeted. (Organizational Development and Human Resources)
- 4) Consideration and **ACTION** to approve the CPI Rate Adjustment for Redfish Recycling effective October 1, 2026, not to exceed 3.53%. (Internal Services Department)
- 5) Consideration and **ACTION** to approve the CPI Rate Adjustment for Republic Services effective October 1, 2026, not to exceed 4.70%. (Internal Services Department)
- 6) Consideration and **ACTION** to approve a three-year purchase of VMware Cloud Foundation and VMware vDefend licensing and support from SHI Government Solutions, Inc., through Texas Department of Information Resources Contract DIR-CPO-5241, in a total amount not to exceed \$263,502.72, payable in three annual installments of \$87,834.24, subject to annual appropriation, receipt of a current valid quote, and final review by Purchasing and Legal. (Information Technology Department)
- 7) Consideration and **ACTION** to approve the first renewal of Contract No. 093-24-FIN-RFP with Deep Blue Investment Advisors for Investment Advisory Services for \$34,500. (Financial Services Department)
- ~~8) Consideration and **ACTION** to approve TRIPPP Consulting's Change Order #1, which would address the unforeseen success of increased trips for Fiscal Year 2026 with the Uber Rideshare Pilot program on Brownsville Metro's Route 30 in the amount not to exceed \$40,000, as budgeted. (Brownsville Metro). (Request to Table)~~
- 9) Consideration and **ACTION** to adopt **Resolution Number 2026-114**, reviewing, amending, and readopting all the provisions listed in the documents titled "City of Brownsville, Texas Amended Investment Policy" and "City of Brownsville, Texas, Amended Investment Strategy Statement". (Financial Services Department).
- 10) Consideration and **ACTION** to approve **Resolution Number 2026-128** supporting Cameron County's acquisition of the B&M International Bridge and related facilities and recognizing its importance to regional transportation, international trade, and economic development. (Engineering and Public Works).

PUBLIC HEARING(S)

PUBLIC HEARING #1

Public Hearing and **ACTION** on **FIRST READING** on **Ordinance Number 235-2026-019**, to rezone from Residential Estate (RE) to Residential Single-Family (R-1) to allow a single-family residential development for a 1.00-acre tract of land out of Lot 4, Block 307, El Jardin Re-Subdivision, Cameron County, Texas, located at 835 South Indiana Avenue, Brownsville, Texas 78521, as shown in Exhibit "A".
(District 1)

Case 235-2026-019

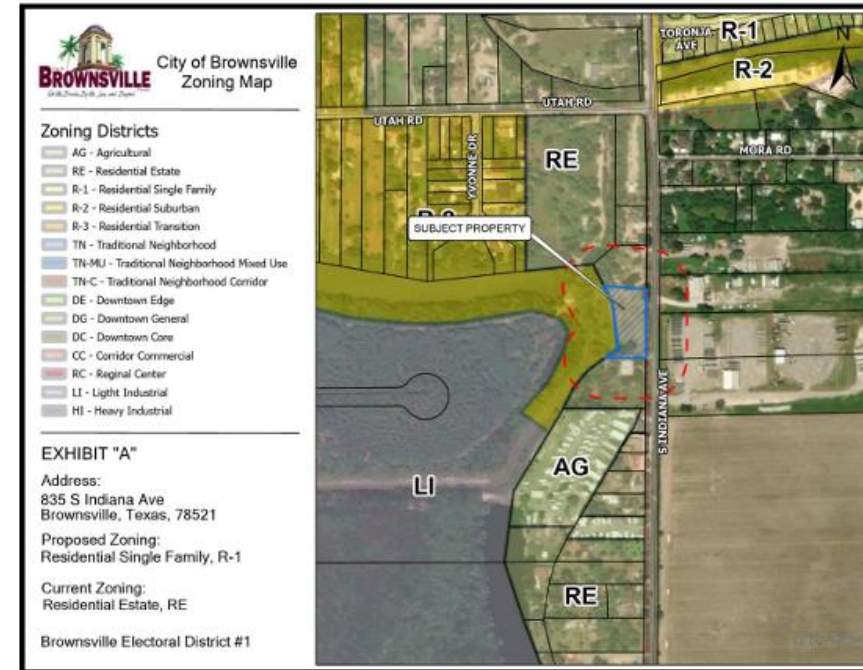
- ▶ Request to rezone to **Residential Single-Family (R-1)**
- ▶ **Current Zoning:** Residential Estate (RE)
- ▶ **Proposed Use:** Single-Family Residential Development
- ▶ Property is fronting **South Indiana Avenue**

NOTICE OF PUBLIC HEARING

Date and Time: Thursday, September 3, 2026 at 5:30 PM

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

Request: Ord. No. 235-2026-019: To rezone from Residential Estate (RE) to Residential Single-Family (R-1) to allow a single-family residential development for a 1.00 acre tract of land out of Lot 4, Block 307, El Jardin Re-Subdivision, Cameron County, Texas, located at 835 South Indiana Avenue, Brownsville, Texas 78521

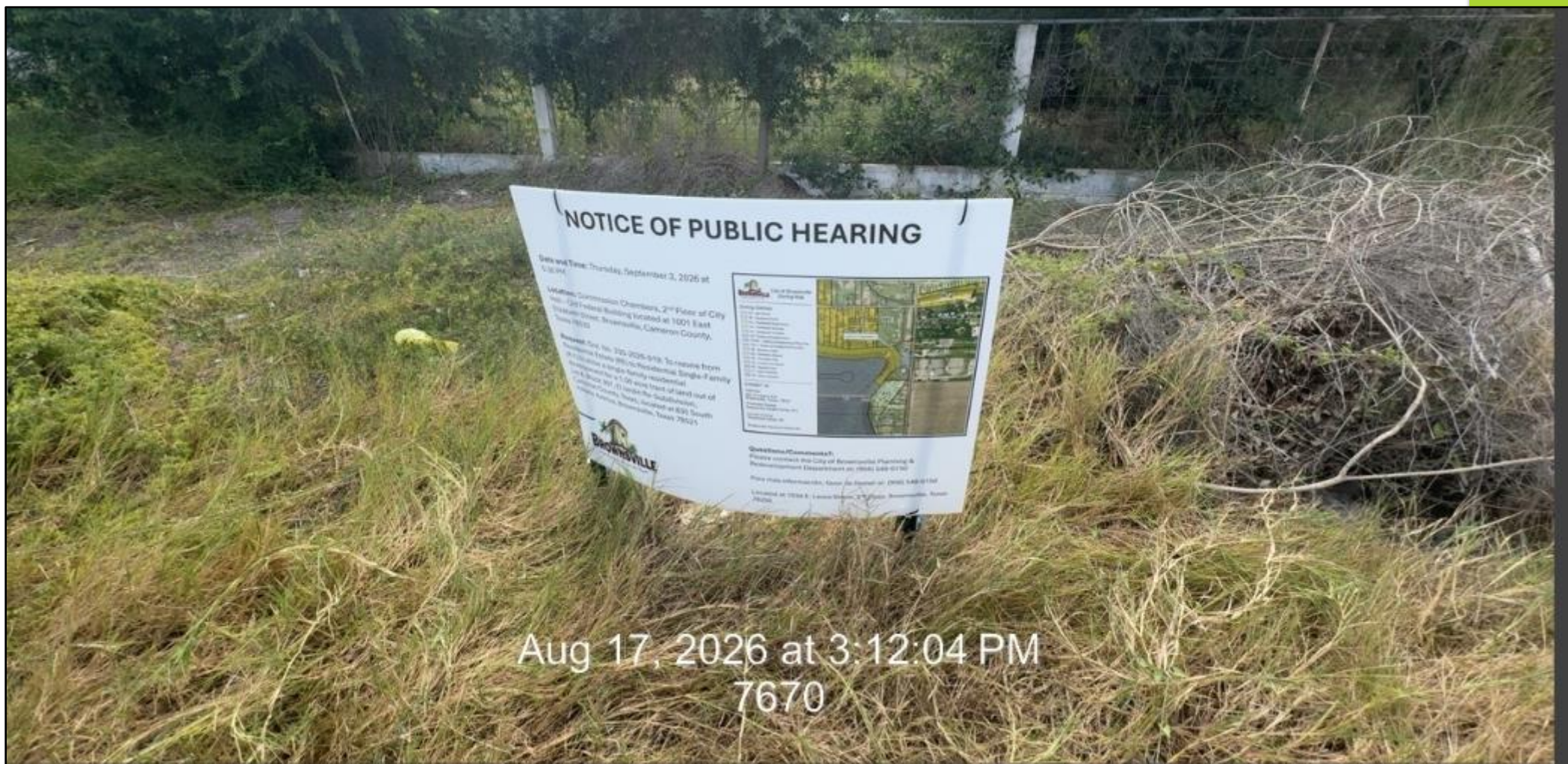


Questions/Comments?:

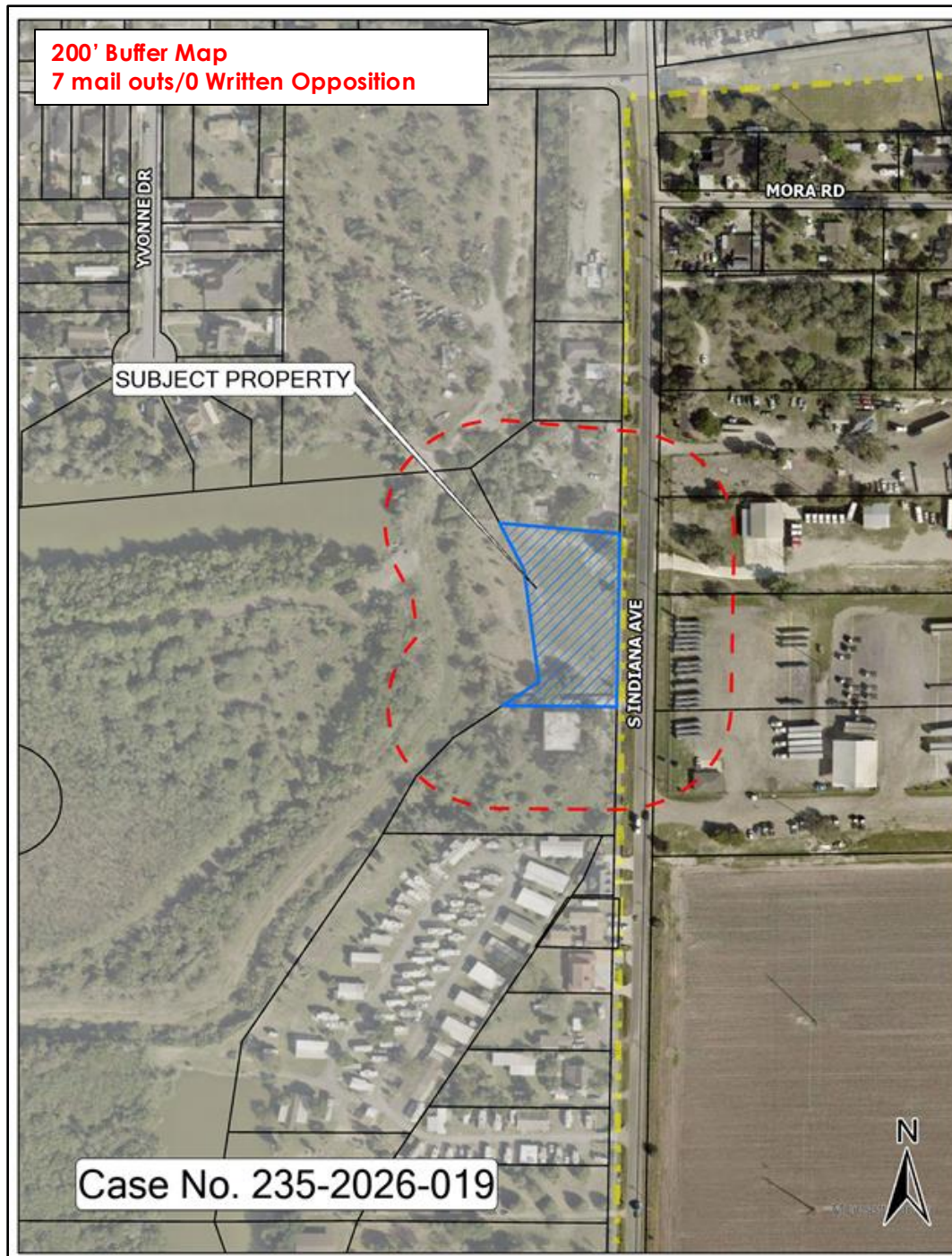
Please contact the City of Brownsville Planning & Redevelopment Department at: (956) 548-6150

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

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



200' Buffer Map
7 mail outs/0 Written Opposition



Case No. 235-2026-019



City of Brownsville Zoning Map

Zoning Districts

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

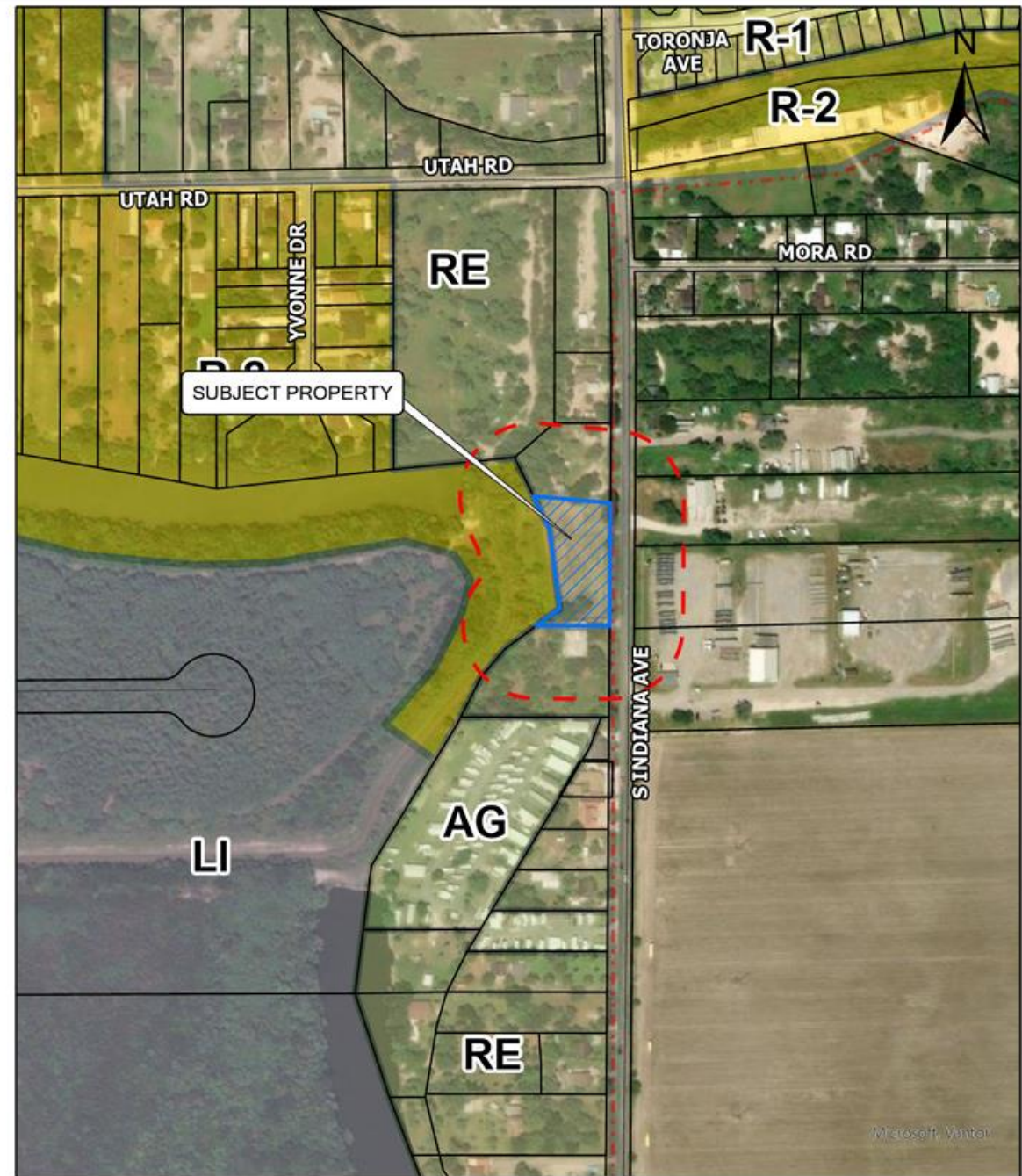
EXHIBIT "A"

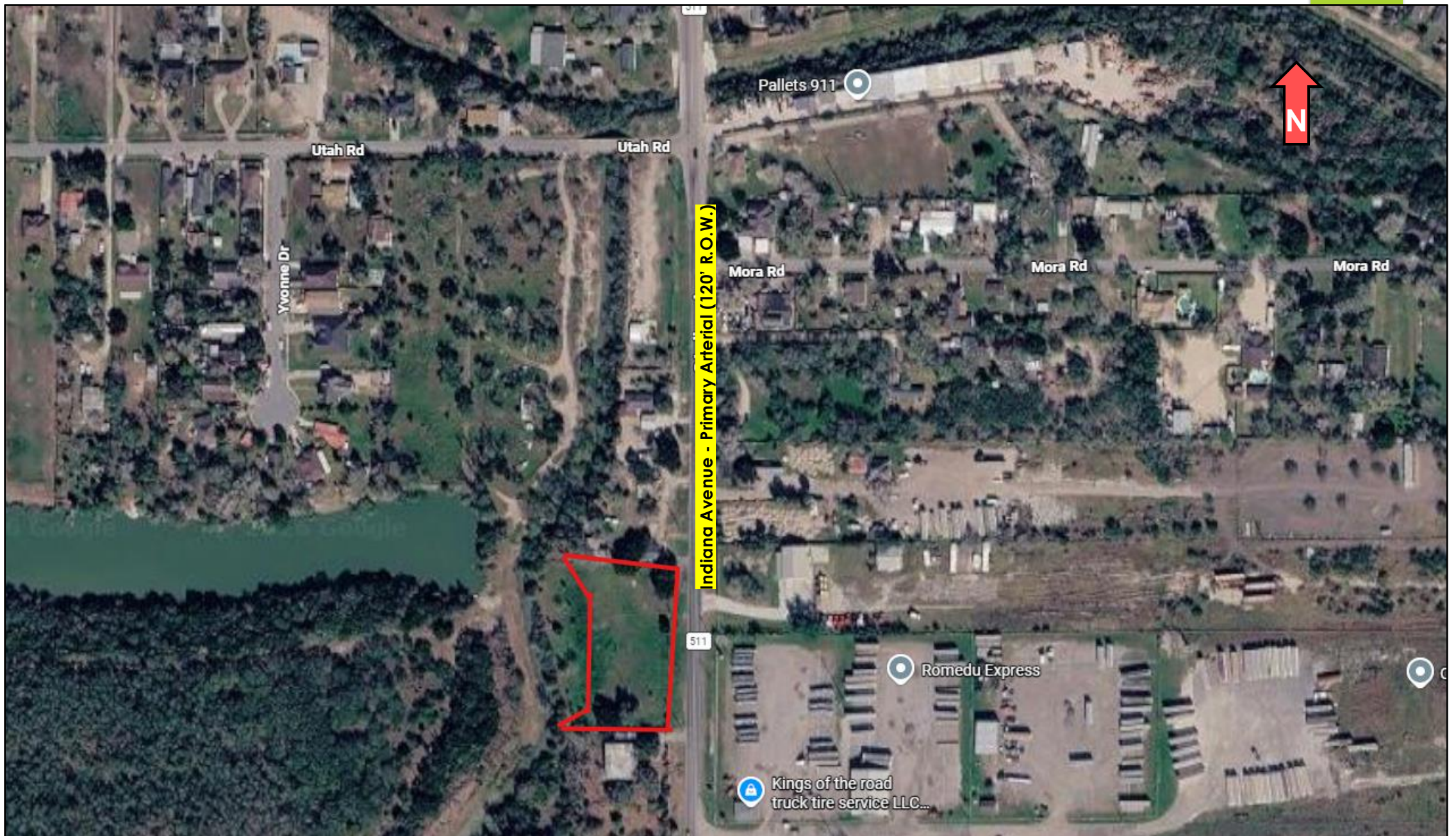
Address:
835 S Indiana Ave
Brownsville, Texas, 78521

Proposed Zoning:
Residential Single Family, R-1

Current Zoning:
Residential Estate, RE

Brownsville Electoral District #1





Planning & Zoning Commission Recommendation

- ▶ The request is **consistent** with the existing **Comprehensive Plan** and **Future Land Use Plan**.
- ▶ Staff recommends **approval** to rezone from **Residential Estate (RE)** to **Residential Single-Family (R-1)**.
- ▶ P&Z recommends **approval** to rezone from **Residential Estate (RE)** to **Residential Single-Family (R-1)**.

Public Comment Period

Section 2-26. Meetings and agendas.

(f) Public *input during meetings.*

(1) *Conduct.*

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- 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

Public Hearing and **ACTION** on **FIRST READING** on **Ordinance Number 235-2026-021-PD**, to establish a Planned Development District (PD) to establish development-specific zoning regulations that would permit reduced setbacks, detached accessory structures in the front yard, and unique design standards for the proposed residences, for 2.817 acres, being all of Common Area 1 of Butterfly Grove Subdivision, Cameron County, Texas, located at 1903 Grove Lane, Brownsville, Texas 78526, as shown in Exhibit "A". (District 3)

Case 235-2026-021-PD

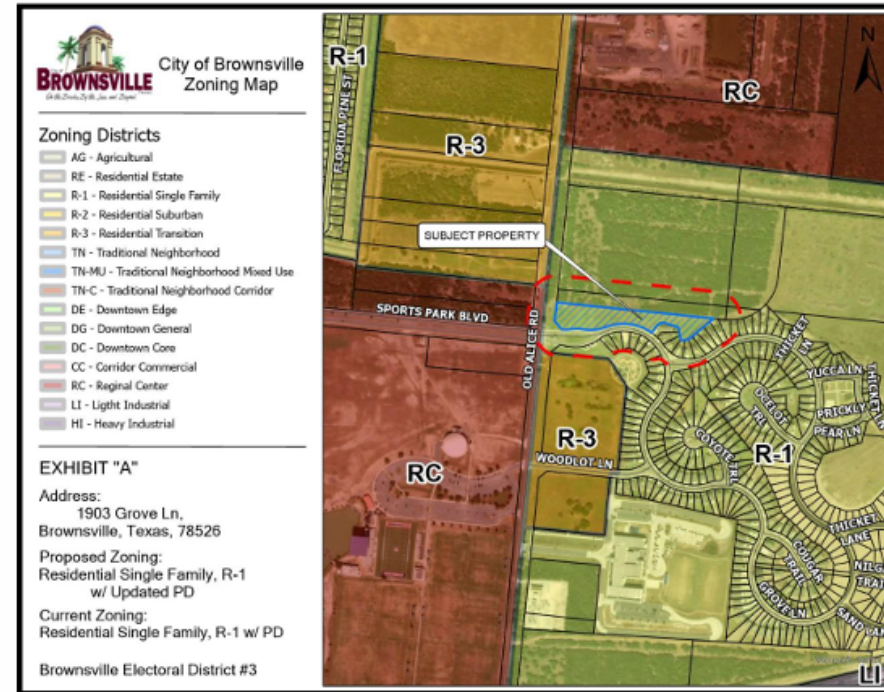
- ▶ Request to establish a **Planned Development District (PDD)**
- ▶ **Current Zoning:** Residential Single-Family (R-1)
- ▶ **Proposed Use:** Residential Single-Family Development
- ▶ Property is fronting **Grove Lane**

NOTICE OF PUBLIC HEARING

Date and Time: Thursday, September 3, 2026 at 5:30 PM

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

Request: Ord. No. 235-2026-021-PD: To establish a Planned Development District (PD) to establish development-specific zoning regulations that would permit reduced setbacks, detached accessory structures in the front yard, and unique design standards for the proposed residences, for 2.817 acres, being all of Common Area 1 of Butterfly Grove Subdivision, Cameron County, Texas, located at 1903 Grove Lane, Brownsville, Texas 78526



Questions/Comments?:

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

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

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

NOTICE OF PUBLIC HEARING

Date and Time: Thursday, September 3, 2026 at 5:30 PM

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

Request: Ord. No. 235-2026-021-PD: To establish a Planned Development District (PD) to establish development-specific zoning regulations that would permit reduced setbacks, detached accessory structures in the front yard, and unique design standards for the proposed residences, for 2.817 acres, being all of Common Area 1 of Butterfly Grove Subdivision, Cameron County, Texas, located at 1903 Grove Lane, Brownsville, Texas 78526



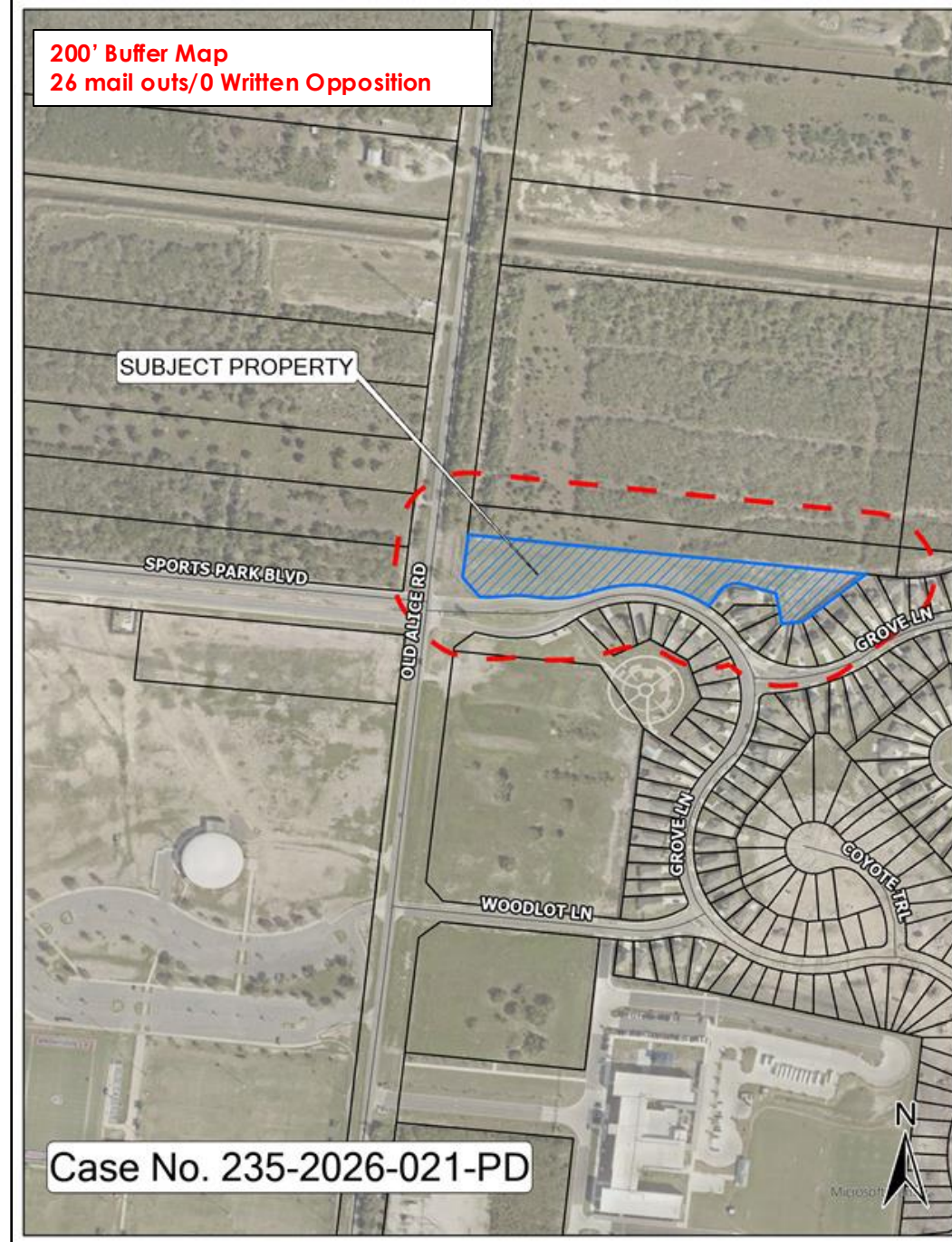
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Located at 1034 E. Levee Street, 2nd Floor, Brownsville, Texas 78520

Aug 17, 2026 at 4:14:33 PM
7670

200' Buffer Map
26 mail outs/0 Written Opposition





City of Brownsville Zoning Map

Zoning Districts

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

EXHIBIT "A"

Address:

1903 Grove Ln,
Brownsville, Texas, 78526

Proposed Zoning:

Residential Single Family, R-1
w/ Updated PD

Current Zoning:

Residential Single Family, R-1 w/ PD

Brownsville Electoral District #3





Planning & Zoning Commission Recommendation

- ▶ The request is **consistent** with the existing **Comprehensive Plan** and **Future Land Use Plan**.
- ▶ Staff recommends **approval** to establish a **Planned Development District (PDD)** in **Residential Single-Family (R-1)** to allow:
 - ▶ The proposed front setback of 20 feet
 - ▶ Detached accessory structures in the front yard; and,
 - ▶ Unique design standards for the proposed residences
- ▶ P&Z recommends **approval** to establish a **Planned Development District (PDD)** in **Residential Single-Family (R-1)** as per staff recommendation.

Public Comment Period

Section 2-26. Meetings and agendas.

(f) Public *input during meetings.*

(1) *Conduct.*

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

03:00

PUBLIC HEARING #3

Public Hearing and **ACTION** on **FIRST READING** on **Ordinance Number 235-2026-022-S**, to request a Specific Use Permit in a Regional Center (RC) zoning district to allow an event center for Suite G, Lot 3, Block 1, Springmart I Subdivision Replat #2, Cameron County, Texas, located at 3231 Pablo Kisel Boulevard, Brownsville, Texas 78526, as shown in Exhibit "A". (District 3) (Planning & Redevelopment Department)

Case 235-2026-022-S

- ▶ Request to grant a **Specific Use Permit (SUP)**
- ▶ **Current Zoning:** Regional Center (RC)
- ▶ **Proposed Use:** Event Center (2,800 square feet – suite G)
- ▶ Property is fronting **Pablo Kisel Boulevard**

NOTICE OF PUBLIC HEARING

Date and Time: Thursday, September 3, 2026 at 5:30 PM

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

Request: Ord. No. 235-2026-022-S: To request a Specific Use Permit (SUP) in a Regional Center (RC) zoning district to allow an event center for Suite G, Lot 3, Block 1, Springmart I Subdivision Replat #2, Cameron County, Texas, located at 3231 Pablo Kisel Boulevard, Brownsville, Texas 78526



Questions/Comments?:

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

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

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



NOTICE OF PUBLIC HEARING

Date and Time: Thursday, September 3, 2026 at 5:30 PM

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

Request: Ord. No. 235-2026-022-S: To request a Specific Use Permit (SUP) in a Regional Center (RC) zoning district to allow an event center for Suite G, Lot 3, Block 1, Springmart I Subdivision, Replat #2, Cameron County, Texas, located at 3231 Pablo Kisel Boulevard, Brownsville, Texas 78526



Questions/Comments:

Please contact the City of Brownsville Planning & Redevelopment Department at: (956) 548-6100

Para más información, favor de llamar al: (956) 548-6100

Located at 1034 E. Leves Street, 2nd Floor, Brownsville, Texas 78520



Aug 17, 2026 at 3:42:08 PM
7670

200' Buffer Map
4 mail outs/0 Written Opposition

SUBJECT PROPERTY

PABLO KISEL BLVD

SPRINGMART BLVD

Case No. 235-2026-022-S





City of Brownsville Zoning Map

Zoning Districts

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

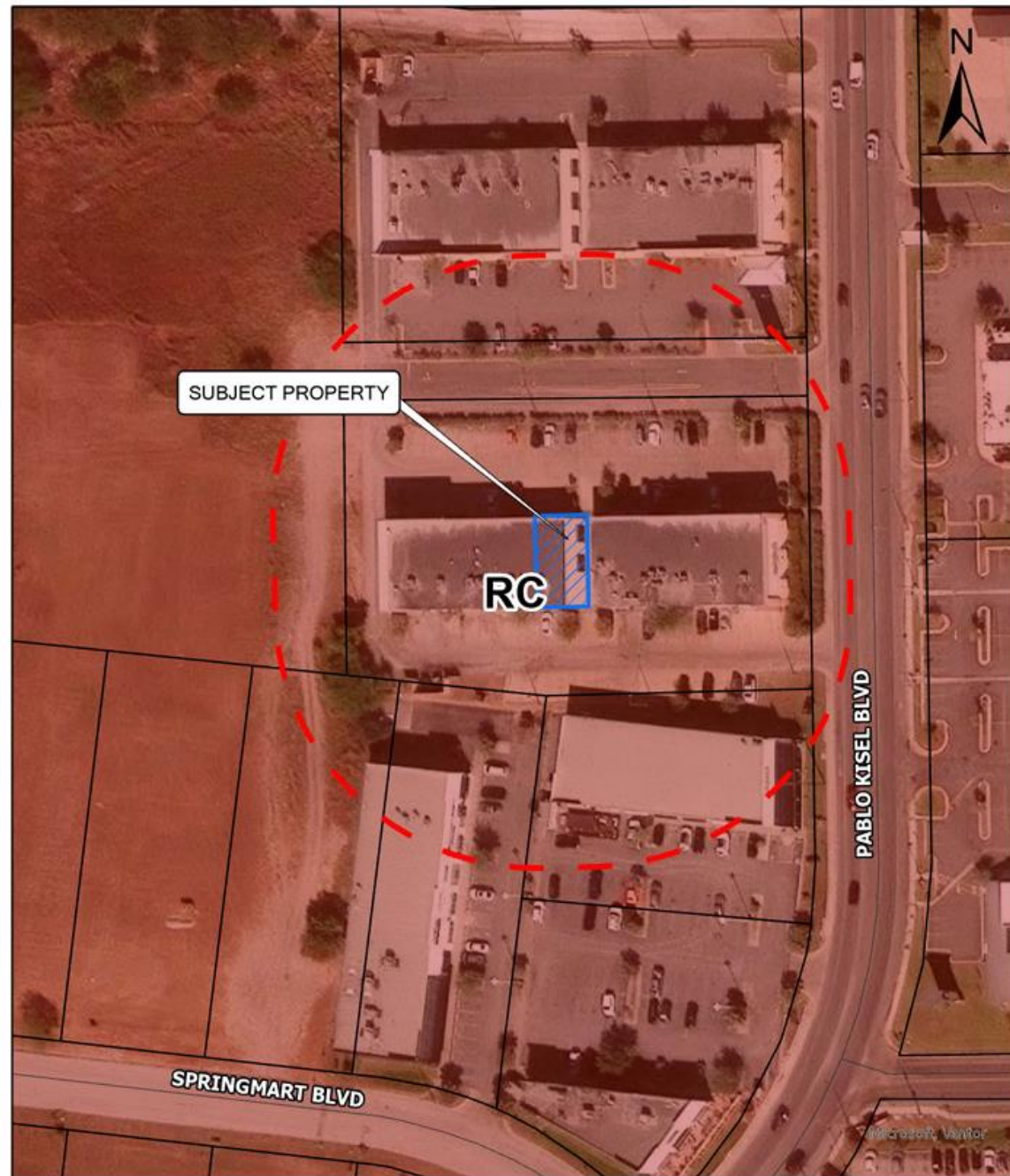
EXHIBIT "A"

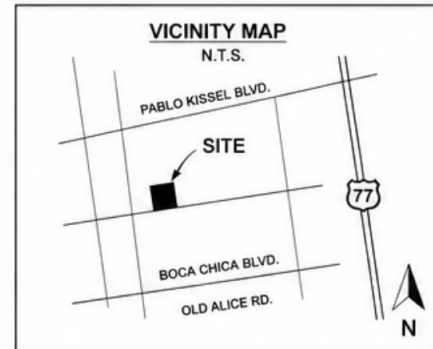
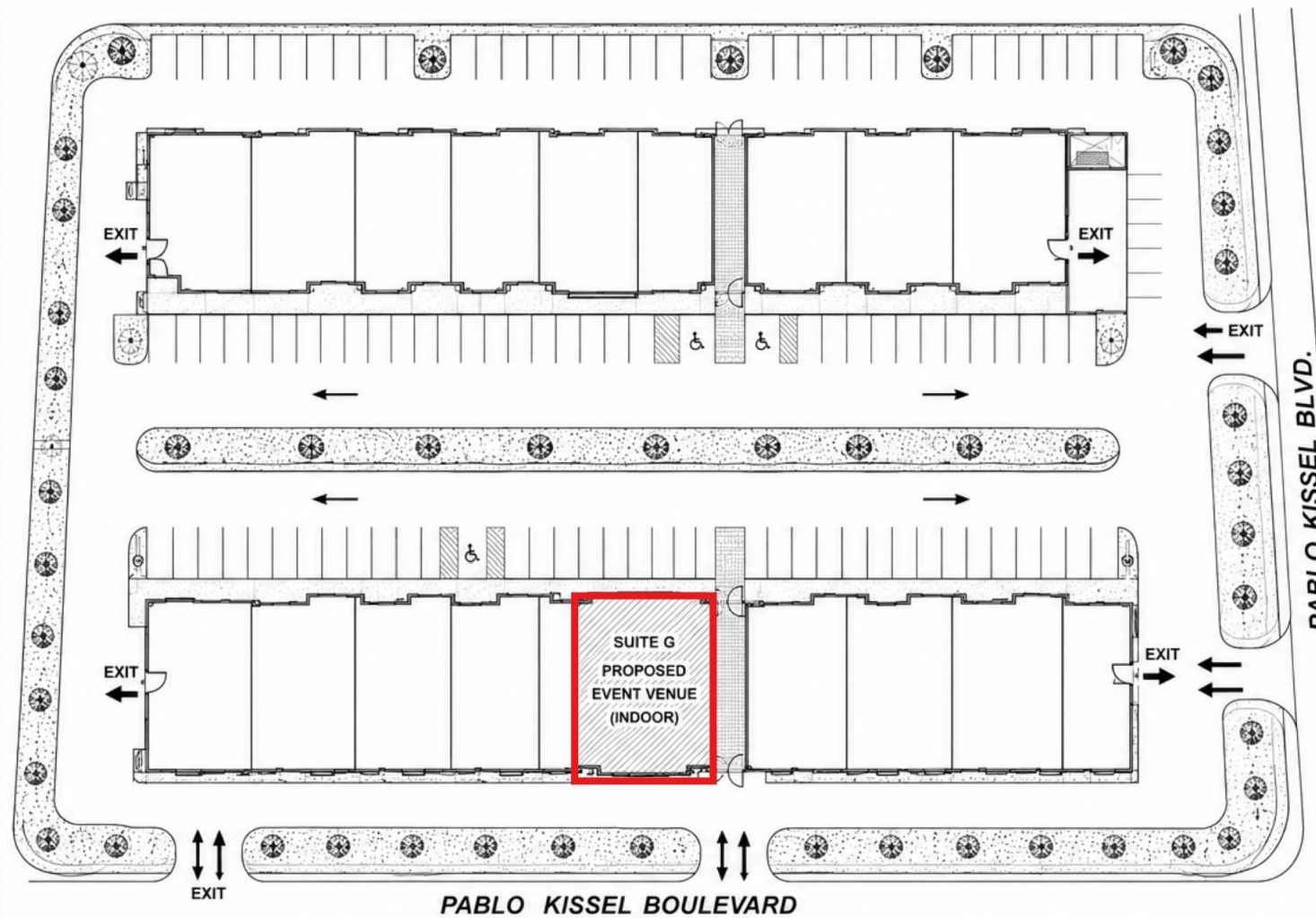
Address:
3231 Pablo Kisel Blvd, Ste. G,
Brownsville, Texas, 78526

Proposed Zoning:
Regional Center, RC
w/ SUP

Current Zoning:
Regional Center, RC

Brownsville Electoral District #3





SITE INFORMATION

PROPERTY ADDRESS:
3231 PABLO KISSEL BLVD.
BROWNSVILLE, TEXAS 78526

PROJECT:
PROPOSED EVENT VENUE

LOCATION:
SUITE G

DEVELOPMENT TYPE:
COMMERCIAL TENANT FINISH-OUT

PLAN TYPE:
CONCEPTUAL MASTER PLAN

LEGEND

- PROPOSED EVENT VENUE (SUITE G)
- EXISTING BUILDING (RETAIL)
- LANDSCAPING / GREEN AREA
- HANDICAP PARKING
- DIRECTION OF TRAFFIC
- EXIT / EMERGENCY EXIT

ADDITIONAL INFORMATION

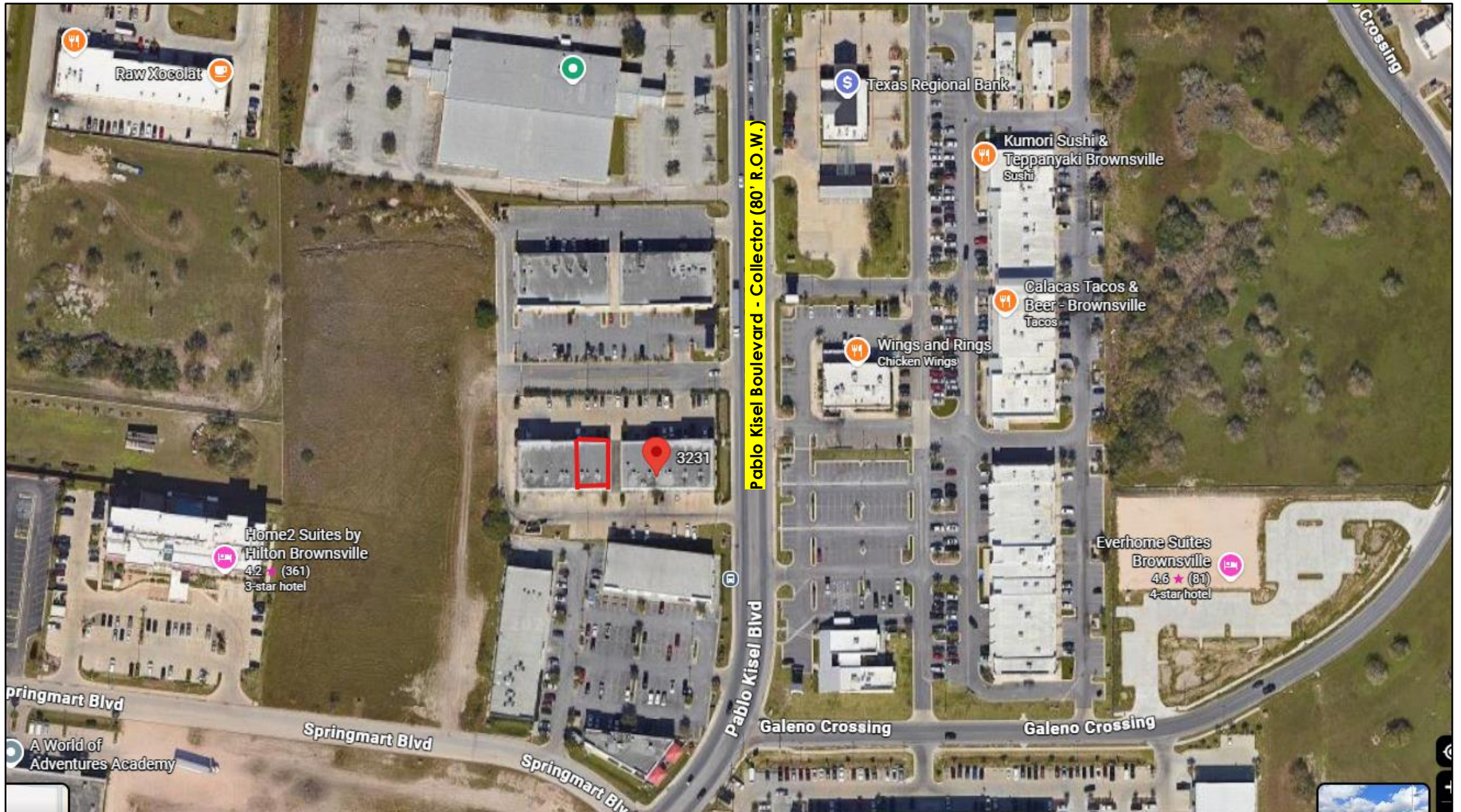
- 190 PARKING SPACES AVAILABLE THROUGHOUT THE PLAZA.
- OPERATING HOURS WILL BE DIFFERENT FROM OTHER ESTABLISHMENTS AND BUSINESSES.
- THERE IS SUFFICIENT PARKING SPACE BECAUSE THE BUSINESSES AROUND OPEN AFTER 10:00 PM.
- THE MAXIMUM OCCUPANCY CAPACITY OF THE EVENT VENUE (SUITE G) IS 80 PERSONS.

CONCEPTUAL MASTER PLAN

SUNSHINE PLAZA
3231 PABLO KISSEL BLVD.
BROWNSVILLE, TEXAS 78526



S-1
SITE PLAN
CONCEPTUAL



Planning & Zoning Commission Recommendation

- ▶ The request is **consistent** with the **Comprehensive Plan** and **Future Land Use Plan**.
- ▶ Staff recommends **approval** of the **Specific Use Permit (SUP)** to allow an event center in **Regional Center (RC)**.
- ▶ If approved, the use will be subject to the following conditions:
- ▶ **Subject to Sound Mitigation Regulations:**
 - ▶ Sound mitigation measures and interior finish-out materials such as acoustic tiles or other approved sound-dampening insulators shall be installed to maintain a noise level less than or equal to sixty (60) decibels when measured at the common property line shared by the noise emitting use and adjacent residential zoning districts.
- ▶ P&Z recommends **approval** of the **Specific Use Permit (SUP)** to allow an event center in **Regional Center (RC)** as per staff recommendation.

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** on **Ordinance Number 2026-235.130**, to amend the City of Brownsville Unified Development Code (UDC, Article 4 – Zoning Regulations, Subsection 4.4.3 – Permitted Use Chart, Subsection 4.4.4 – Additional Use Standards, and Article 6– Definitions) to regulate poker lounges, event centers, quick lube facilities, self-storage facilities; and dealing with related matters, as shown in Exhibit "A".

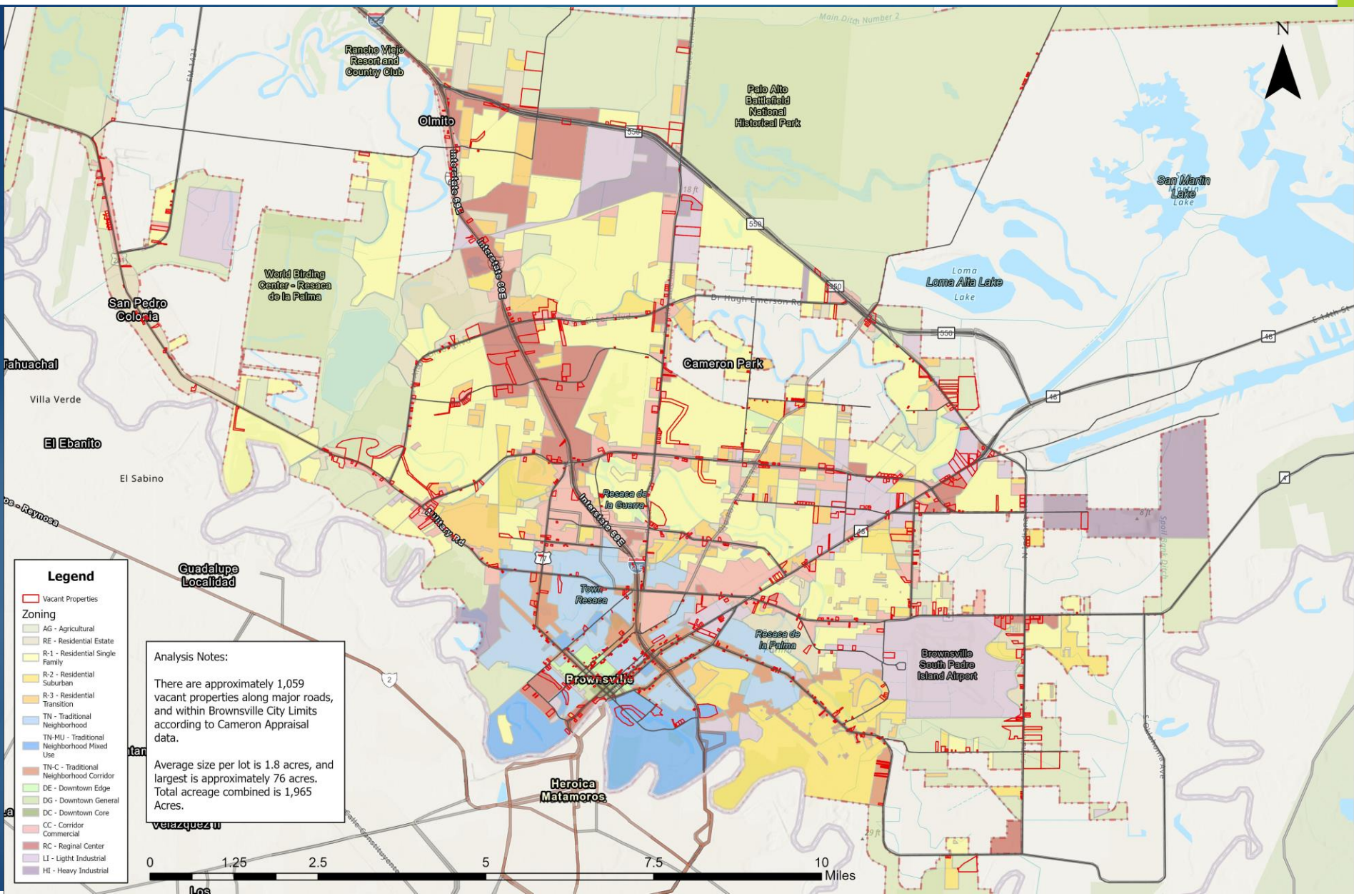


UDC

Text Amendments

Ordinance No. 2025-235.130

- ▶ **Amendment to UDC Article 4 – Zoning Regulations;**
 - ▶ Subsection 4.4.3 – Permitted Use Chart
 - ▶ Subsection 4.4.4 – Additional Use Standards
 - ▶ Article 6 – Definitions
- ▶ **Purpose:** To regulate quick lube facilities, event centers, poker lounges, and self-storage facilities.
 - ▶ Existing zoning and development regulations are inadequate to regulate the referenced uses.
 - ▶ This text amendment will provide protection to prime real estate, as well as the health, safety, and welfare of the general public.



Legend

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

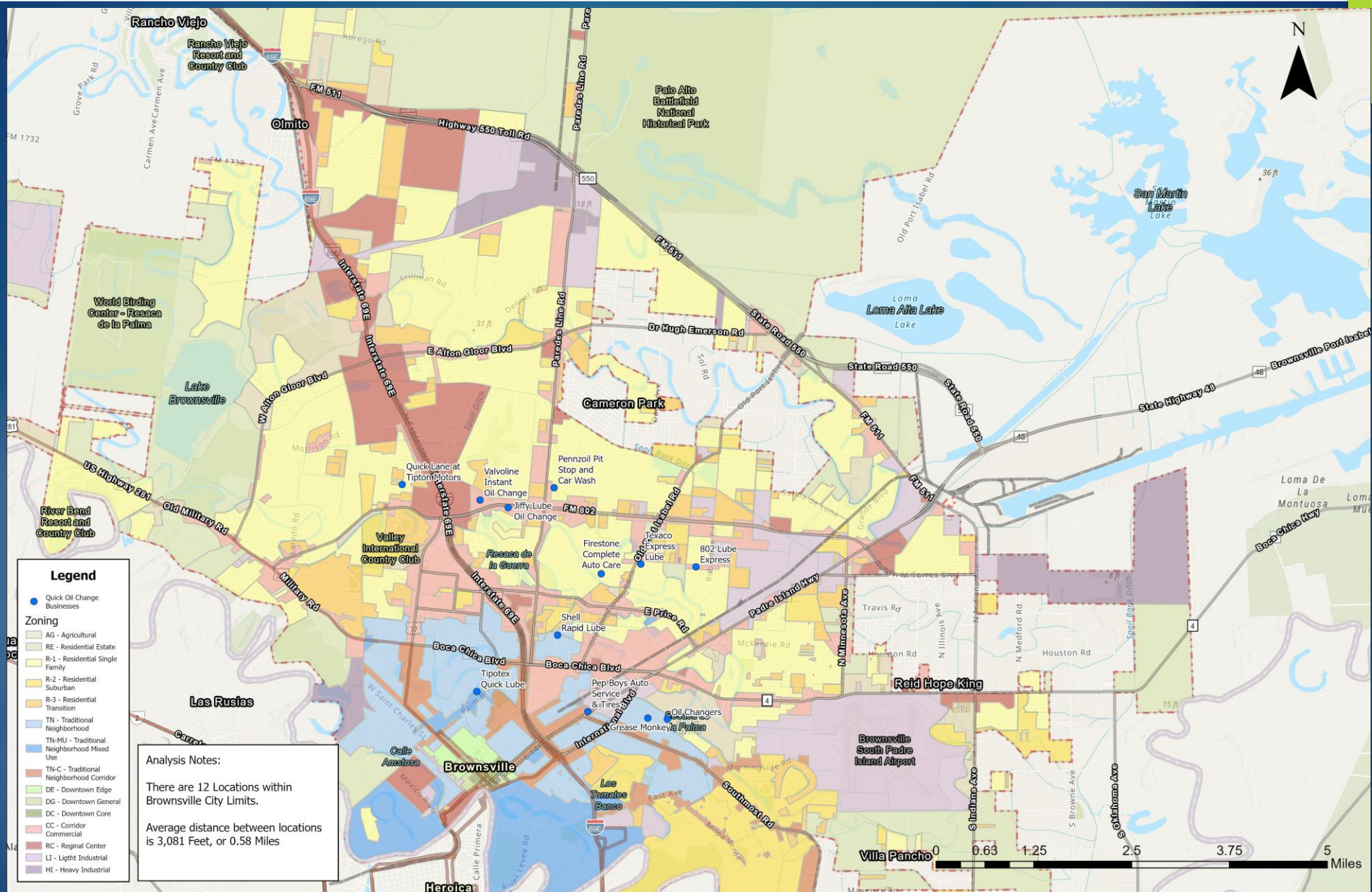
Analysis Notes:

There are approximately 1,059 vacant properties along major roads, and within Brownsville City Limits according to Cameron Appraisal data.

Average size per lot is 1.8 acres, and largest is approximately 76 acres. Total acreage combined is 1,965 Acres.



Quick Lubes Oil Change Facilitates



New UDC Definition

Quick Lubes / Oil Change Facilitates

“A facility that provides routine vehicle maintenance services to units of 10,000 pounds or less, primarily oil and fluid changes, filter replacement, lubrication, and other minor preventive maintenance. May include tire repair or replacement as an accessory service.”

Proposed Zoning Designations: Corridor Commercial (CC), Regional Center (RC), and Light Industrial (LI).

Parking Ratios: 1 : 500 sf

New Additional Use Standards for Quick Lubes

► Building Placement Restriction

- Shall not front or be visible from an Interstate, Primary Arterial, or Secondary Arterial.

► Separation requirements:

- Prohibited from having residential adjacency.
- 600-foot separation from residential zones/uses.
- 1,000-foot separation from other quick lubes.

► Quick Lube or Oil Change facilities are allowed by right as “accessory uses” to primary commercial or retail uses.

- However, accessory use quick lubes must be screened from any adjacent residential uses and must not face primary entrances.
- Separation requirements to residential zones or uses and to other quick lube or oil change facilities shall also apply.



Banquet, Meeting Facility, or Event Centers

Updated UDC Definition

Banquet, Meeting Facility, or Event Center

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.

Proposed Zoning Designations:** Corridor Commercial (CC), Regional Center (RC), Downtown General (DG), and Downtown Core (DC).

****With an SUP only****

Updated Additional Use Standards for Event Centers

- ▶ **Renewal period:** every two (2) years.
- ▶ **Separation requirements:**
 - ▶ Prohibited from sharing a lot boundary with a residential zone or use.
 - ▶ Outdoor gathering areas shall have a 600-foot separation from residential zones/uses.
 - ▶ 1,000-foot separation from other events centers.
- ▶ **Time restrictions:** Indoor events may operate from 8:00am – 12:00 midnight. All outdoor activities shall cease no later than 10:00pm
- ▶ **Time restriction:** For event facilities (such as banquet halls or event rooms) located on any floor of a multifamily building, all event activities shall cease no later than 10:00 p.m.
- ▶ **Substance restrictions:** If an event center serves alcohol or permits “Bring-Your-Own-Beer” (BYOB) events, the establishment shall be subject to all applicable regulations governing bar establishments.
 - ▶ **Security requirement:** Additionally, at least one police officer or licensed security guard shall be required on the premises during all operating hours. Compliance with all applicable federal, state, and local regulations regarding activities and substances not explicitly addressed herein remains mandatory.



Poker Lounges

New UDC Definition

Poker Lounges

“A private or membership-based establishment that provides facilities for socializing and participating in poker or similar games as a recreational activity. Such establishments may charge membership or participation fees and may serve alcohol in accordance with applicable state and local regulations. Poker lounges shall comply with all applicable laws governing private clubs and the operation of such establishments.”

Proposed Zoning Designations: Corridor Commercial (CC)

Parking Ratios: 1 : 500 sf + 1 : 4 poker table seats

New Additional Use Standards for Poker Lounges

► Separation requirements:

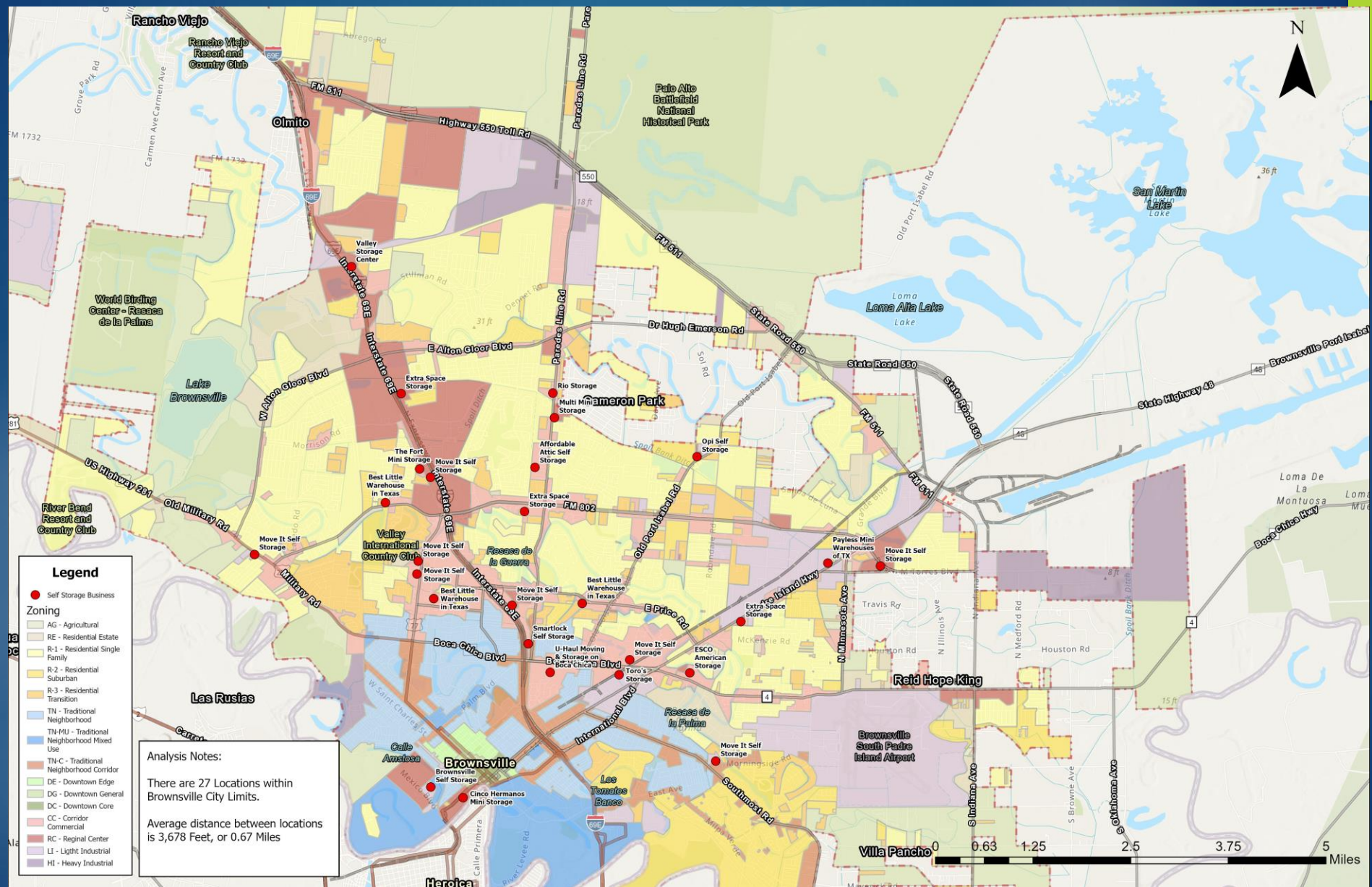
- 2,500-foot separation from other poker lounges or similar uses.
- No more than two (2) poker lounges shall be permitted within the same common lot, property, or commercial plaza.
- 600-foot separation from any property with a residential zone or use.

► General Compliance

- The establishment and all similar uses shall comply with all applicable federal, state, and local laws and regulations—including but not limited to Chapter 47 of the Texas Penal Code (Gambling).
- Additionally, compliance with all applicable federal, state, and local laws and regulations remains mandatory for all activities, uses, and substances that are not explicitly addressed herein.

At the P&Z Commission Meeting of September 3, 2026, the P&Z Board voted to recommend poker lounges be approved through the Specific Use Permit (SUP) process.

Self-storage or Mini storage



Updated Additional Use Standards for Self-storage or Mini Storage

► Access requirements:

- 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 Regional Center (RC), Light Industrial (LI), and Heavy Industrial (HI) Districts storage facilities.
- Outdoor mini storage shall be limited to Light Industrial (LI) and Heavy Industrial (HI) zoning districts.

► Separation requirements:

- 600-foot separation from any residential zone or use.
- Prohibited from sharing a boundary with a property with a residential zone or use.
- 2,500-foot separation from other similar uses.

Updated Additional Use Standards for Self-storage or Mini Storage (Cont.)

► **Building Placement Restriction**

- Shall not front or be visible from an Interstate, Primary Arterial, or Secondary Arterial.

► **Lighting Restrictions:**

- If overnight lighting is proposed for increased security measures, light fixtures will be required to buffer light pollution to nearby residential uses.

Staff Recommendation

- ▶ Staff recommends **approval** of **Ordinance No. 2025-235.130** to amend the Unified Development Code.
- ▶ **Article 4 – Zoning Regulations**
 - ▶ **Subsection 4.4.3 – Permitted Use Chart**
 - ▶ **Subsection 4.4.4 – Additional Use Standards**
 - ▶ **Article 6 - Definitions**
- ▶ P&Z recommends **approval** of **Ordinance No. 2025-235.130** to amend the Unified Development Code.

Public Comment Period

Section 2-26. Meetings and agendas.

(f) Public *input during meetings.*

(1) *Conduct.*

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03:00

**ITEMS FOR
INDIVIDUAL
CONSIDERATION(S)**

ACTION ITEM #1

Consideration and **ACTION** on **SECOND 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

ACTION ITEM #2

Consideration and **ACTION** on **Resolution Number 2026-121-A** amending **Resolution Number 2026-121** 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 Commission regarding data center policies and development regulations.



Environmental and Conservation Task Force

Task Force Composition (Up to 11 members)

- 7 community representatives with voting rights
- 4 ex officio, non-voting members representing BPUB, UTRGV/data center or technology expertise, public health, and infrastructure.

Primary Areas of Review

- Electricity, energy reliability, and ratepayer impacts
- Water demand and local resource capacity
- Land use, siting, noise, lighting, screening, and neighborhood impacts
- Economic development, tax-base benefits, incentives, and fiscal considerations

The Task Force is directed to use clearly defined data and methodologies, present findings publicly, develop a public-facing dashboard, and may conduct public meetings, town halls, or other forums to receive community input.

Final Deliverable

A final report containing recommendations on data center policies and regulations is due to the City Commission by December 15, 2026, unless extended by the City Manager. The Task Force sunsets upon submission of its final report unless continued by majority vote of the City Commission.

ACTION ITEM #3

Consideration and **ACTION** to adopt **Resolution Number 2026-127** identifying qualifying projects described in Exhibit “A” to the Memorandum of Understanding between Space Exploration Technologies Corp. (SpaceX) and the City of Brownsville dated August 29, 2026; and ratifying an escrow agreement between the City, PlainsCapital Bank, and SpaceX for the benefit of Brownsville Public Utilities Board and Southmost Regional Water Authority.

BOARD APPOINTMENT(S)

ACTION ITEM #1

Consideration and **ACTION** on **Resolution Number 2026-131** to appoint members to the City of Brownsville Environmental and Conservation Task Force pursuant to Resolution Number 2026- 121-A.



Environmental and Conservation Task Force

Membership: Up to 11 members

The Task Force shall consist of no more than **11 members**, who should be Brownsville residents, where feasible.

7 Voting Members

- Community representatives
- One nominated by each member of the City Commission
- Appointed by majority vote of the City Commission

4 Ex Officio, Non-Voting Members

- Brownsville Public Utilities Board representative: Dr. Joseph Hollmann
- UTRGV representative with expertise in **data center operations or technology infrastructure**
- **Health Expert:** Dr. Arturo Rodriguez, DNP
- **Infrastructure Expert:** Doroteo Garcia, P.E



Environmental & Conservation Task Force

Applicants

Applicant	Commission District
Ambar Acevedo	1
Oscar Canizales Davila	1
Angelica Hamm	2
Elyse Herrera	2
Giovanni Hernandez	2
Joshua Castillo	2
Laura Dominguez	2
Luis Sandoval	2
Manuel Arredondo	2
Rose Timmer	2

Applicant	Commission District
Adrian Mireles	2
Cecilia Gomez	3
Cecilio Banuelos	3
Eloy Olvera	3
Giovanni Bouquet	3
John Alcantara	3
Jorge Victor Cavazos	3
Leah Flores	3
Phoebe Garcia	3
Victoria Sanchez	3

[illegible]

EXECUTIVE SESSION(S)

EXECUTIVE SESSION #1

Closed session pursuant to Tex. Gov't. Code Section 551.071 (Consultation with Attorney) related to Collective Bargaining Agreement with Brownsville Police Officers' Association, Charter290577-01.

EXECUTIVE SESSION #2

Closed session pursuant to Tex. Gov't. Code Section 551.071 (Consultation with Attorney, including Contemplated or Pending Litigation and/or Settlement Offer) related to: TMLIRP Claim No. TX260469.

EXECUTIVE SESSION #3

Closed session pursuant to Tex. Gov't. Code Section 551.071 (Consultation with Attorney) related to the attorney-client privilege.

**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 a limited waiver of the attorney-client privilege.

ADJOURNMENT