

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



MINUTES of a **Regular Meeting** of the City Commission of the City of Brownsville, Texas, held on **Tuesday, August 21, 2026**, at **12:00 p.m.** at the **City Commission Chambers**, located at **1001 East Elizabeth Street** and **via Teams Teleconference Meeting by logging on at:**
<https://teams.microsoft.com/meet/296875030103201?p=nZh9ZHBj2RihJcM711>

The following City Commission members were present:

JOHN COWEN, JR. Mayor
COMMISSIONERS:
TINO VILLARREAL At-Large “A”
NURITH GALONSKY At-Large “B”
BRYAN L. MARTINEZ District 1
GUSTAVO DE LEÓN District 3
PEDRO E. CARDENAS District 4

The following City Commission member was absent:

LINDA C. MACIAS District 2

The following staff members were present:

ALAN GUARD City Manager
FELIX SAUCEDA Deputy City Manager/Chief of Police
DOROTEO GARCIA Deputy City Manager
WILL TREVINO City Attorney
JENNIFER AVENDANO First Assistant City Attorney
MAYRA A. RIOS City Secretary

CALL TO ORDER

a) ROLL CALL

A quorum being present, Mayra Rios, City Secretary, read the call to order to consider the matters as posted and filed for the record in the Office of the City Secretary pursuant to the Texas Open Meetings Act.

Mayor John Cowen, Jr., called the meeting to order at 12:00 p.m.

Mayor John Cowen, Jr., Commissioner Tino Villarreal, Commissioner Bryan L. Martinez, Commissioner Gustavo De Leon, and Commissioner Pedro Cardenas attended the meeting in person.

Commissioner Nurith Galonsky attest the meeting in person during the executive session.

PUBLIC COMMENT PERIOD

No public comments were received.

EXECUTIVE SESSION

Motion: Motion made by Commissioner Tino Villarreal, seconded by Commissioner Pedro Cardenas to convene into Executive Session at 12:02 p.m. The vote was cast 5 for, 0 against [Galonsky and Macias absent]. The motion carried unanimously.

1) Closed session pursuant to Tex. Gov't. Code Section 551.071 (Consultation with Attorney) related to Project Quantum. (Office of the City Attorney/ City Manager's Office)

All items scheduled for discussion in the Executive Session were addressed, and a certified agenda was maintained.

Upon the conclusion of the Executive Session, Mayor John Cowen Jr. reconvened the Regular Meeting at 2:40 pm.

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.

PUBLIC HEARING(S)

1) Public Hearing and ACTION on FIRST 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)

Will Trevino, City Attorney, informed the Mayor and City Commission that a request had been submitted for the release of a tract of land from the city limits and extraterritorial jurisdiction (ETJ). He stated that the property is located adjacent to the landfill and other active industrial uses near the port. Mr. Treviño explained that, under state law, when municipal services are not being provided to an annexed area, a property owner may seek de-annexation through District Court.

Mayor John Cowen Jr. opened the public hearing.

Sheila McCorkle stated that the request sought the release of the subject property from the city limits and ETJ. She explained that the property is located adjacent to the landfill and other industrial uses and clarified that the site would not be used for launch operations, rocket testing, or activities involving assembled rockets. She stated that, given the surrounding industrial uses, the proposed activity was not anticipated to create a noticeable impact on nearby residents.

Commissioner Tino Villarreal asked about potential future activity on the property following de-annexation and expressed concerns regarding environmental resources, sustainability, and regional water shortages. He asked how the company intended to address or help mitigate these concerns as future development occurred.

Sheila McCorkle stated that the company takes environmental and sustainability concerns seriously and noted that approximately 70 percent of its workforce is from Brownsville and the surrounding region. She stated that the company considers itself a community partner and has been working with the Brownsville Public Utilities Board to explore opportunities to expand the regional water supply. She identified potential efforts involving wastewater treatment expansion, development and rehabilitation of brackish wells, and support for the regional desalination plant and possible future expansion. She further stated that the company was willing to provide engineering resources to assist with water-related projects that could benefit the broader community.

Mayor John Cowen Jr. noted that the special meeting had been requested and that the Commission had accommodated the request. He asked what options would be available to the property owners if the de-annexation request were not approved and whether the owners could pursue de-annexation through other means.

Will Treviño, City Attorney, stated that the City had processed several de-annexation requests during the previous year and a half and explained that changes in state law had provided property owners with additional avenues to seek removal from the ETJ and city limits. He stated that when municipal services are not being provided, a property owner may petition a District Court for de-annexation based on lack of services.

Sheila McCorkle stated that the applicant wished to proceed with the de-annexation process in a timely manner. She indicated that if the request could not move forward and services could not be provided, alternative locations for future expansion might be considered. She also referenced other existing SpaceX facilities in Texas, including locations in Bastrop, McGregor, Grimes County, Austin, and Starbase.

Mr. Trevino provided additional clarification, stating that although the City could deny the de-annexation request, the property owners could seek relief through District Court. He explained that the court would review whether the City had complied with the service plan established at the time of annexation. He noted that recent de-annexation petitions had similarly been based on the lack of municipal services and stated that the subject property does not currently receive municipal services.

Motion: Motion made by Commissioner Nurith Galonsky, seconded by Commissioner Pedro Cardenas to close the public hearing. The vote was cast 6 for, 0 against [Macias absent]. The motion carried unanimously.

Motion: Motion made by Commissioner Nurith Galonsky, seconded by Commissioner Pedro Cardenas to approve first reading on Ordinance Number 2026-1823. The vote was cast 6 for, 0 against [Macias absent]. The motion carried unanimously.

ADJOURNMENT

There being no further business to come before the Commission, upon duly made motion the meeting adjourned at 2:56 p.m.

Approved 22nd day of September, 2026.

John Cowen Jr.

John Cowen, Jr.
Mayor

ATTEST:

Mayra A. Rios

Mayra A. Rios,
City Secretary



Respectfully submitted by: Blanca E. Gonzalez, Administrative Assistant, MPA, TRMC

CERTIFICATE *of* SIGNATURE

REF. NUMBER
KIWPX-QX9G4-IYKCQ-JYSVJ

DOCUMENT COMPLETED BY ALL PARTIES ON
28 SEP 2026 13:57:23
UTC

SIGNER

JOHN COWEN JR.

EMAIL
JOHN.COWEN@BROWNSVILLETX.GOV

TIMESTAMP

SENT
24 SEP 2026 21:48:45

VIEWED
28 SEP 2026 12:34:33

SIGNED
28 SEP 2026 12:34:55

SIGNATURE

John Cowen Jr.

IP ADDRESS
38.179.56.18

LOCATION
BROWNSVILLE, UNITED STATES

RECIPIENT VERIFICATION

EMAIL VERIFIED
28 SEP 2026 12:34:33

MAYRA RIOS

EMAIL
MAYRA.RIOS@BROWNSVILLETX.GOV

SENT
24 SEP 2026 21:48:45

VIEWED
28 SEP 2026 13:55:48

SIGNED
28 SEP 2026 13:57:23

Mayra A. Rios

IP ADDRESS
216.194.176.176

LOCATION
BROWNSVILLE, UNITED STATES

RECIPIENT VERIFICATION

EMAIL VERIFIED
28 SEP 2026 13:55:48

