



NOTICE is hereby given that the following ordinances were adopted by the City of Brownsville City Commission:

ORDINANCE NO. 2023-235-001

An Ordinance Amending The "City Zoning Ordinance" by Amending the Official Zoning Atlas [Establish a Planned Development District (PD) for an area described as: a 16.403-acre tract, more or less, out of the east portion of a 27.923-acre tract described as parcel No. 1 known as the north tract of a 62.639-acre tract in the A.N. Tandy Estate in Share 12, Espiritu Santo Grant, located on W Alton Gloor Blvd]; And Dealing with Related Matters Including \$2000 Penalties. 2/7/2023

ORDINANCE NO. 2023-235-002

An Ordinance Amending The "City Zoning Ordinance" by Amending the Official Zoning Atlas [Rezone from Agricultural (AG) to Residential Single-Family (R-1) for a 21.701-acre tract in the unsubdivided portion of Share 28, Espiritu Santo Grant, all out of a 49.95-acre tract, located on Salida De Lune Ave]; And Dealing with Related Matters Including \$2000 Penalties. 2/7/2023

ORDINANCE NO. 2023-235-003

An Ordinance Amending The "City Zoning Ordinance" by Amending the Official Zoning Atlas [Rezone from Residential Estate (RE) to Commercial Corridor (CC) for Blocks 12 & 13, Banker's Acres Subdivision, located at 3900 FM 511]; And Dealing with Related Matters Including \$2000 Penalties. 3/21/2023

ORDINANCE NO. 2023-235-004

An Ordinance Amending The "City Zoning Ordinance" by Amending the Official Zoning Atlas [Establish a Planned Development District (PD) for an area described as a 3.142-acre tract out of a 120.45-acre tract, Share 12, Espiritu Santo Grant, commonly known as the North ½ of the Rockwell & Wood Ranch, Located on FM 511]; And Dealing with Related Matters Including \$2000 Penalties. 3/21/2023

ORDINANCE NO. 2023-235-006

An Ordinance Amending The "City Zoning Ordinance" by Amending the Official Zoning Atlas [Rezone from Residential Single-Family (R-1) to Residential Suburban (R-2) for 13.69-acres of land, more or less, out of the northeast corner of Bk 5, El Jardin Subdivision, Share 33 of Share 19, Espiritu Santo Grant, located at the intersection of Rancho Viejo Ave & Dana Ave]; And Dealing with Related Matters Including \$2000 Penalties. 4/4/2023

ORDINANCE NO. 2023-235-007-SUP

An Ordinance Amending The "City Zoning Ordinance" by Amending the Official Zoning Atlas [Allow an event center for an approximate 1,000 sq ft (Ste B) out of Lot 9, Blk 1, Jose R Almaraz Subdivision, located at 3193 W Alton Gloor Blvd]; And Dealing with Related Matters Including \$2000 Penalties. 6/6/2023

ORDINANCE NO. 2023-235-008-SUP

An Ordinance Amending The "City Zoning Ordinance" by Amending the Official Zoning Atlas [Allow a solar farm for an approximate 34.2 acres of land, more or less, out of Blk 139, El Jardin Subdivision, Share 19 & 27, Espiritu Santo grant, located near JCS Industrial Park Dr.]; And Dealing with Related Matters Including \$2000 Penalties. 6/6/2023

ORDINANCE NO. 2023-235-009

An Ordinance Amending The "City Zoning Ordinance" by Amending the Official Zoning Atlas [Rezone from Residential Estate (RE) to Residential Transition (R-3) for a 2.566-acre tract of land, out of a 71.17-acre tract of land in the A.N. Tandy Estate, Share 12, Espiritu Santo Grant, located on West Alton Gloor Blvd]; And Dealing with Related Matters Including \$2000 Penalties.

ORDINANCE NO. 2023-235-010

An Ordinance Amending The "City Zoning Ordinance" by Amending the Official Zoning Atlas [Rezone from Commercial Corridor (CC) to Regional Center (RC) for Lot 2, Blk 1, MG Estates Subdivision, located at 7225 Paredes Line Rd]; And Dealing with Related Matters Including \$2000 Penalties. 7/11/2023

ORDINANCE NO. 2023-235-011

An Ordinance Amending The "City Zoning Ordinance" by Amending the Official Zoning Atlas [Rezone from Commercial Corridor (CC) to Residential Single-Family (R-1) for Lot 5, Blk 1, Military South Subdivision, Phase 1, located at 9795 US Hwy 281]; And Dealing with Related Matters Including \$2000 Penalties. 6/11/2023

ORDINANCE NO. 2023-235-013

An Ordinance Amending The "City Zoning Ordinance" by Amending the Official Zoning Atlas [Rezone from Residential Single-Family (R-1) to Residential Suburban (R-2) for 2.048 acres of land in Blk 39, Share 27, El Jardin Subdivision, located at 290 N Central Ave]; And Dealing with Related Matters Including \$2000 Penalties. 8/1/2023

ORDINANCE NO. 2023-235-002

An Ordinance Amending The "City Zoning Ordinance" by Amending the Official Zoning Atlas [Rezone from Agricultural (AG) to Residential Single-Family (R-1) for a 21.701-acre tract in the unsubdivided portion of Share 28, Espiritu Santo Grant, all out of a 49.95-acre tract, located on Salida De Lune Ave]; And Dealing with Related Matters Including \$2000 Penalties. 2/7/2023

ORDINANCE NO. 2023-235-014

An Ordinance Amending The "City Zoning Ordinance" by Amending the Official Zoning Atlas [Rezone from Agricultural (AG) to Residential Suburban (R-2) for a 30.67-acre tract of land out of Blk 4, Chicago Gardens Subdivision, located on S Minnesota Ave]; And Dealing with Related Matters Including \$2000 Penalties. 8/15/2023

ORDINANCE NO. 2023-235-015

An Ordinance Amending The "City Zoning Ordinance" by Amending the Official Zoning Atlas [Rezone from Agricultural (AG) to Residential Single-Family (R-1) for 0.333-acre tract of land, out of Lot 1, Blk 1, Villa Nueva Subdivision, 2893 Old Military Rd]; And Dealing with Related Matters Including \$2000 Penalties. 8/15/2023

ORDINANCE NO. 2023-235-016

An Ordinance Amending The "City Zoning Ordinance" by Amending the Official Zoning Atlas [Rezone from Residential Single-Family (R-1) to Residential Suburban (R-2) for 23.136 acres out of Blk 148 El Jardin Subdivision, Espiritu Santo Grant, located on the intersection of Robindale & Morrison Rd.]; And Dealing with Related Matters Including \$2000 Penalties. 8/15/2023

ORDINANCE NO. 2023-235-017

An Ordinance Amending The "City Zoning Ordinance" by Amending the Official Zoning Atlas [Rezone from Residential Estate (RE) to Residential Transition (R-3) for a 7.62-acre tract out of Blk 180, El Jardin Subdivision Shares 19 & 27 Espiritu Santo Grant, located at 2400 Dr. Hugh Emerson Rd]; And Dealing with Related Matters Including \$2000 Penalties. 8/15/2023

ORDINANCE NO. 2023-235-018-S

An Ordinance Amending The "City Zoning Ordinance" by Amending the Official Zoning Atlas [Allow a used car lot in Traditional Neighborhood-Corridor (TN-C) for Lot 3, Blk 66, Enrique Subdivision, located at 1416 Filmore St]; And Dealing with Related Matters Including \$2000 Penalties. 9/5/2023

ORDINANCE NO. 2023-235-019

An Ordinance Amending The "City Zoning Ordinance" by Amending the Official Zoning Atlas [Rezone from Residential Estate (RE) to Commercial Corridor (CC) for Lot 12, Jose Almaraz Subdivision, located at 3125 W Alton Gloor Blvd]; And Dealing with Related Matters Including \$2000 Penalties. 9/19/2023

ORDINANCE NO. 2023-235-020

An Ordinance Amending The "City Zoning Ordinance" by Amending the Official Zoning Atlas [Rezone from Residential Transition (R-3) & Light Industrial (LI) to Commercial Corridor (CC) to allow a commercial plaza & multi-family development for Lots 2 & 3, Blk 2, Dana Eight-O-Two Subdivision, Section 2, located at 3271 Ruben M. Torres]; And Dealing with Related Matters Including \$2000 Penalties. 10/3/2023

ORDINANCE NO. 2023-235-021

An Ordinance Amending The "City Zoning Ordinance" by Amending the Official Zoning Atlas [Allow a freight terminal in Agricultural (AG) zoning designation for 6.8 acres out of Lot 4, Blk "A", Barredo Gardens Subdivision, located at 554 Runnels Rd, Olmito, TX]; And Dealing with Related Matters Including \$2000 Penalties. 10/3/2023

ORDINANCE NO. 2023-235-022-S

An Ordinance Amending The "City Zoning Ordinance" by Amending the Official Zoning Atlas [Allow a used car lot in a Traditional Neighborhood-Corridor (TN-C) zoning designation for Lots 6, 7, 22, & 23, Blk 64, Harden's Addition, located at 1236 S Expressway]; And Dealing with Related Matters Including \$2000 Penalties. 10/3/2023

ORDINANCE NO. 2023-235-023

An Ordinance Amending The "City Zoning Ordinance" by Amending the Official Zoning Atlas [Rezone from Agricultural (AG) to Residential Transition (R-3) & Commercial Corridor (CC) to allow a multi-family development & commercial plaza for 18.62 acres out of El Jardin Resubdivision, Lots 17 & 32, Blk 116, Share 29, Espiritu Santo Grant, located on FM 511]; And Dealing with Related Matters Including \$2000 Penalties. 10/3/2023

ORDINANCE NO. 2023-235-025

An Ordinance Amending The "City Zoning Ordinance" by Amending the Official Zoning Atlas [Rezone from Residential Suburban (R-2) to Commercial Corridor (CC) to allow a

general retail store for Lots 1, 2, & 3 Blk 1, Palmetto Grove Subdivision, located at 7954 Southmost Rd]; And Dealing with Related Matters Including \$2000 Penalties. 10/3/2023

ORDINANCE NO. 2023-235-026-PD

An Ordinance Amending The "City Zoning Ordinance" by Amending the Official Zoning Atlas [Establish a Planned Development District (PD) & rezone from Residential Transition (R-3) to Commercial Corridor (CC) to allow a commercial plaza, for an area described as an approximate 0.7487 acres of Lot 3, Blk 1, Diamond Point II Subdivision, located at 3201 W Alton Gloor Blvd]; And Dealing with Related Matters Including \$2000 Penalties. 11/14/2023

ORDINANCE NO. 2023-235-027

An Ordinance Amending The "City Zoning Ordinance" by Amending the Official Zoning Atlas [Rezone from Commercial Corridor (CC) to Regional Center (RC) zoning to allow a plasma center for Lot 3, Blk 1, Re-plat of Lots, 1, 3, & 5, Strawberry Square Subdivision, located at 2921 Boca Chica Blvd]; And Dealing with Related Matters Including \$2000 Penalties. 11/7/2023

ORDINANCE NO. 2023-235-028

An Ordinance Amending The "City Zoning Ordinance" by Amending the Official Zoning Atlas [Rezone from Residential Transition (R-3) to Commercial Corridor (CC) to allow a commercial plaza for 2.01 acres out of Lot 32, containing 18.34 acres, more or less, of the El Jardin Subdivision of the Brownell Tract Subdivision, Share 28, Espiritu Santo Grant, located on N Minnesota Ave]; And Dealing with Related Matters Including \$2000 Penalties. 11/7/2023

ORDINANCE NO. 2023-235-029

An Ordinance Amending The "City Zoning Ordinance" by Amending the Official Zoning Atlas [Rezone from Residential Estate (RE) to Residential Transition (R-3) to allow a multi-family development for a 2.389-acre tract out of Lots 122, 121, and part of Boulevard Lot 120, a portion of abandoned Guerra Boulevard & a portion of the Resaca de la Guerra, Brownsville Land & Improvement Co Subdivision, located at 221 Wild Rose Le]; And Dealing with Related Matters Including \$2000 Penalties. 11/7/2023

ORDINANCE NO. 2023-235-030

An Ordinance Amending The "City Zoning Ordinance" by Amending the Official Zoning Atlas [Rezone from Residential Estate (RE) to Commercial Corridor (CC) to allow an administrative office for an electric business, Lot 10, Jose Almaraz Subdivision, located at 1420 W Alton Bloor Blvd]; And Dealing with Related Matters Including \$2000 Penalties. 11/7/2023

ORDINANCE NO. 2023-235-031

An Ordinance Amending The "City Zoning Ordinance" by Amending the Official Zoning Atlas [Rezone from Agricultural (AG) to Residential Single-Family (R-1) to allow a Single-Family Development for a 21.64-acre tract, more or less, out of a 568.83 acre tract, Espiritu Santo Grant, Share 14, located at Summerhill Boulevard, Olmito, TX]; And Dealing with Related Matters Including \$2000 Penalties. 11/7/2023

ORDINANCE NO. 2023-235-033

An Ordinance Amending The "City Zoning Ordinance" by Amending the Official Zoning Atlas [Rezone from Agricultural (AG) to Residential Suburban (R-2) & Residential Transition (R-3) to allow a duplex & multifamily development for a 40.00-acre tract of land being Lot 8, Blk 411, El Jardin Resubdivision, located on N Indiana Ave]; And Dealing with Related Matters Including \$2000 Penalties. 12/5/2023

ORDINANCE NO. 2023-235-034-S

An Ordinance Amending The "City Zoning Ordinance" by Amending the Official Zoning Atlas [Allow a used car lot in a Commercial Corridor (CC) zoning designation for a 0.15-acre tract out of the N half of Lot 3, Blk 1, M Samano Partition of a portion of the Wymore Tract, located at 7215 Paredes Line Rd]; And Dealing with Related Matters Including \$2000 Penalties. 12/5/2023

ORDINANCE NO. 2023-235-036

An Ordinance Amending The "City Zoning Ordinance" by Amending the Official Zoning Atlas [Rezone from Residential Estate (RE) to Residential Transition (R-3) to allow a multifamily development for the N 5.0 acres of land out of the S 15.0 acres of Blk 143, El Jardin Subdivision, Shares 19 & 29, located on N Central Ave]; And Dealing with Related Matters Including \$2000 Penalties. 12/5/2023

ORDINANCE NO. 2023-235-104

An Ordinance providing for bicycle parking in common areas throughout the City of Brownsville, by amending the Unified Development Code, Article 4 "Zoning Regulations", section 4.6.2, "Bicycle Parking", by adding language stating the intent to provide parking for nonstandard bikes and provide additional space for said bikes. 2/6/2024

ORDINANCE NO. 2023-235-901

An Ordinance Amending The "City Zoning Ordinance" by Amending the Official Zoning Atlas [Rezone from Residential Single-Family (R-1) to Residential Transition (R-3) for an approximate 14.7 acres out of a 49.51-acre tract out of Tract L, Share 12, Espiritu Santo Grant, located on Laredo Rd]; And Dealing with Related Matters Including \$2000 Penalties. 5/2/2023

ORDINANCE NO. 2023-235-902-PD

An Ordinance Amending The "City Zoning Ordinance" by Amending the Official Zoning Atlas [Establish a Planned Development District (PD) for an area described as Lot 5, Blk 1, Charmaine Subdivision, located at 6109 Charmaine Crt]; And Dealing with Related Matters Including \$2000 Penalties. 3/21/2023

ORDINANCE NO. 2023-235-903-PD

An Ordinance Amending The "City Zoning Ordinance" by Amending the Official Zoning Atlas [Establish a Planned Development District (PD) for an area described as: (1) Being Sections 1,2,5, 9, & 10, Reio Bravo Subdivision, located at 4541 US Military Hwy; (2) the property described above & within the boundaries of the Planned Development District described by the ordinance establishes the following development-specific zoning regulations]; And Dealing with Related Matters Including \$2000 Penalties. 5/2/2023

ORDINANCE NO. 2023-235-004

An Ordinance Amending The "City Zoning Ordinance" by Amending the Official Zoning Atlas [Rezone from Agricultural (AG) to Residential Subdivision (R-2) for a 0.94-acre tract out of a 5.66-acre tract, being in Santander Townsite, Barreda Gardens Subdivision, located on FM 1421]; And Dealing with Related Matters Including \$2000 Penalties. 7/11/2023

ORDINANCE NO. 2023-235-905

An Ordinance Amending The "City Zoning Ordinance" by Amending the Official Zoning Atlas [Rezone from Residential Suburban (R-2) to Residential Single-Family (R-1) for El Naranjal Subdivision, Section 1-6, located on Boca Chica Blvd]; And Dealing with Related Matters Including \$2000 Penalties. 8/15/2023

ORDINANCE NO. 235-2024-008

An Ordinance Amending The "City Zoning Ordinance" by rezone from Agriculture (AG) to Residential Single-Family (R-1) to allow a single-family subdivision on a 14.616 acres out of 160.749 acres out of the North portion of Tracts 1 through 10, in Shares 1 and 17, Espiritu Santo Grant, Cameron County, Texas, out of a 3,030.24-acre tract and out of a 525-acre tract, located on Charger Lane, Brownsville, Texas 78520.05/07/2024

ORDINANCE NO. 235-2024-009

An Ordinance Amending The "City Zoning Ordinance" by Rezone from Agriculture (AG) to Residential Single-Family (R-1) to allow a single-family subdivision for 26.364 acres out of 104.12 acres, being all out of 3 Tracts; Tract 1, 65.57 acres out of a 81.213 acre tract, Tract II, 8.43 acres and Tract III, 30.11 acres, being all of Block 187, El Jardin Re-Subdivision, Share 28, Cameron County, Texas, located on Salida de Luna/ Salida del Sol, Brownsville, Texas 7852605./07/2024

ORDINANCE NO. 235-2024-010

An Ordinance Amending The "City Zoning Ordinance" by Rezone from Agriculture (AG) to Residential Suburban (R-2) to allow a single-family subdivision on reduced sized lots for 9.50 acres of land (9.61 acres-deed), comprised of 8.63 acres of Reserve "A", Medrano Subdivision; and a 0.978 acre tract of land out of a 1.84 acre tract; all out of El Jardin Resubdivision, Share 29, Espiritu Santo Grant, Cameron County, Texas, located on Vermillion Avenue, Brownsville, Texas 78521.05/07/2024

ORDINANCE NO. 235-2024-012-S

An Ordinance Amending The "City Zoning Ordinance" by Specific Use Permit in a Traditional Neighborhood Mixed-Use (TN-MU) zoning designation to allow a used car lot for Lot 1, Block 1, Luis Valadez Subdivision, Cameron County, Texas, located at 2055 West Monroe Street, Brownsville, Texas 78520.05/07/2024

ORDINANCE NO. 2024-1739

Amend the Chapter 314-Impact Fees, Article V-Impact Fees, by adding Section 314-50 the 2023 Brownsville Roadway Capital Recovery Fee and signed recommendation letter from the Capital Improvement Advisory Committee (CIAC) on specifications regarding Land Use Assumptions, Capital Improvement plans for roads and calculated cost per service area, and maximum collection rate per service unit.05/07/2024

A copy of these ordinances may be reviewed in the Office of the City Secretary, City Plaza, 1st Floor, 1034 E. Levee Street, Brownsville, TX 78520.

/s/ Brownsville City Secretary