

CITY OF STARBASE, TEXAS

ORDINANCE NO. 2025-11-19-F02-OR

AN ORDINANCE OF THE CITY OF STARBASE, TEXAS, DECLARING THAT THE CITY HAS AN ASSESSED TAX VALUATION OF \$778,120,316 AND ADOPTING TYPE "A" GENERAL LAW MUNICIPALITY POWERS WITHOUT LIMITATION; PROVIDING FOR SEVERABILITY AND REPEALER; PROVIDING FOR ENGROSSMENT AND ENROLLMENT OF THIS ORDINANCE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Starbase, Texas (the "City"), incorporated as a Type C general law municipality on May 20, 2025, incorporated pursuant to Chapter 8 of the Texas Local Government Code; and

WHEREAS, the City Commission approved Resolution No. 2025-05-29-Q02-RE on May 29, 2025, declaring that the City had 501 or more inhabitants and that the City had the same authority and duties as a Type "A" general law municipality unless the authority or duties conflict with the provisions of the Texas Local Government Code relating to a Type "C" municipality; and

WHEREAS, the Local Government Code Section 51.052 provides that a Type C municipality may adopt powers and authority of a Type A municipality, without limitation, if it has an assessed tax valuation of \$500,000 or more on its most recently approved tax roll;

WHEREAS, on September 11, 2025, the City Commission approved its municipal tax roll that has an assessed tax valuation of \$778,120,316, as reflected in the attached **Exhibit A**; and

WHEREAS, after due deliberation and consideration, the City Commission has determined that this Ordinance adopting Type A municipal powers should be approved, and that such Ordinance is in the best interest of the public health, safety, and welfare of the citizens of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF STARBASE, TEXAS:

SECTION 1. Incorporation of Premises. The premises set forth above are incorporated herein as if set forth verbatim.

SECTION 2. Adoption of Type A General Law Municipal Powers. The most recently approved municipal tax roll, approved by the City Commission on September 11, 2025, has an assessed tax valuation of \$778,120,316, as reflected in the attached **Exhibit A**. Therefore, in accordance with Texas Local Government Code Section 51.052, the City Commission hereby adopts and declares that the City has the same rights, powers, privileges, immunities, and franchises as a Type A general-law municipality without limitation.

SECTION 3. Severability. It is hereby declared to be the intention of the City Commission that the sections, paragraphs, sentences, clauses and phrases of this Ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this Ordinance, since the same would have been enacted by the City Commission without the incorporation in this Ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

SECTION 4. Repealer. This Ordinance shall be cumulative of all provisions of all ordinances and resolutions of the City of Starbase, as amended, and shall not repeal any of the provisions of such ordinances and resolutions, except in those instances where provisions of such ordinances and resolutions are in direct conflict with the provisions of this Ordinance.

SECTION 5. Engrossment/Enrollment. The City Clerk is hereby directed to enroll and engross this Ordinance by reflecting the passage of this Ordinance in the minutes of the City Commission and by filing this Ordinance in the Ordinance Records of the City. A certified copy of this Ordinance and a copy of the record of the proceedings, i.e. approved meeting minutes, signed by the Mayor shall be filed and recorded in the office of the Cameron County Clerk.

SECTION 6. Effective Date. This Ordinance shall become effective upon its passage by two-thirds vote of the Council and publication if required by law, and it is so ordained.

PASSED AND APPROVED by the City Commission of the City of Starbase, Texas, on this 19th day of November, 2025.

CITY OF STARBASE, TEXAS


Bobby Peden, Mayor

ATTEST:


Caroline Cole, City Clerk



APPROVED AS TO FORM:


Marie N. Johnson, Assistant City Attorney

OFFICE OF THE
TAX ASSESSOR-COLLECTOR

P.O. BOX 952 BROWNSVILLE, TEXAS 78522-0952



EDELMIRO "EDDIE" GARCIA
TAX ASSESSOR-COLLECTOR

L. LAURA GONZALEZ
CHIEF DEPUTY

July 23, 2025

BROWNSVILLE
MAIN OFFICE
835 E. Levee
(956) 544-0800
FAX 544-0808

BROWNSVILLE
Motor Bank
E. 8th & Levee
(956) 589-7088

SOUTHEAST
BRANCH OFFICE
3000 Southeast
(956) 556-6160
Fax. 213-2010

HARLINGEN
BRANCH OFFICE
3302 Wilson Rd
(956) 427-8013
FAX: 427-8017

HARLINGEN
Motor Bank
300 E. Van Buren
(956) 406-6080

SAN BENITO
BRANCH OFFICE
1390 W. Expwy 83
(956) 361-8212
FAX: 361-8215

SAN BENITO
Motor Bank
199 S. Sam Houston
(956) 247-8361

LOS FRESNOS
BRANCH OFFICE
745 W. Ocean Blvd
(956) 233-4494
FAX: 233-6154

PORT ISABEL
BRANCH OFFICE
505 Highway 100
(956) 931-8101
FAX: 931-0184

LA FERIA
BRANCH OFFICE
200 Industrial
(956) 797-3075
FAX: 797-9239

RIO HONDO
BRANCH OFFICE
125 W. Colorado
(956) 748-2345
FAX: 748-4622

CITY OF STARBASE
KENT MYERS - CITY ADMINISTRATOR
39046 L B J BLVD. UNIT 02
STARBASE, TX 78521

Dear KENT MYERS - CITY ADMINISTRATOR:

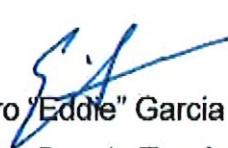
Enclosed you will find your jurisdiction's 2025 Certified Totals and other pertinent documentation received from the Cameron Appraisal District on July 22, 2025. State law requires a tax rate be adopted no later than September 30th by the taxing unit (Texas Property Tax code Sec 26.05). However, we will require your adopted tax rate to be submitted to our office no later than Friday, September 12, 2025 in order to meet the October 1st statement mail out deadline.

Note: Your adopted tax rate must be submitted by Resolution/Ordinance or any official document no later than September 12, 2025. It is the responsibility of the Taxing Unit to provide this document with all signatures required to the Tax-Assessor Collector's Office.

Also, please email our office your tax rate adoption calendar as soon as it is available, so that we may include your district in our technical assistance schedule and update the Property Tax Transparency Website.

If you have any questions regarding this letter, please contact Ms. Neiva P. Escobar - Property Tax Manager at (956) 589-7078, or our Property Tax Specialists @ Property.Tax@co.cameron.tx.us if we can be of any further assistance.

Respectfully,


Edelmiro "Eddie" Garcia

Cameron County Tax Assessor-Collector

	NOT UNDER REVIEW	UNDER REVIEW	TOTAL
	(Count) (762)	(Count) (0)	(Count) (762)
REAL PROPERTY & MFT HOMES			
Land HS Value	677,885	0	677,885
Land NHS Value	20,824,908	0	20,824,908
Land Ag Market Value	0	0	0
Land Timber Market Value	0	0	0
Total Land Value	21,502,793	0	21,502,793
Improvement HS Value	3,353,537	0	3,353,537
Improvement NHS Value	346,520,470	0	346,520,470
Total Improvement	349,874,007	0	349,874,007
Market Value	371,376,800	0	371,376,800
BUSINESS PERSONAL PROPERTY	(24)	(0)	(24)
Market Value	418,814,038	0	418,814,038
OIL & GAS / MINERALS	(0)	(0)	(0)
Market Value	0	0	0
OTHER (Intangibles)	(0)	(0)	(0)
Market Value	0	0	0
	(Total Count) (786)	(Total Count) (0)	(Total Count) (786)
TOTAL MARKET	790,190,838	0	790,190,838
Ag Productivity	0	0	0
Ag Loss (-)	0	0	0
Timber Productivity	0	0	0
Timber Loss (-)	0	0	0
APPRAISED VALUE	790,190,838	0	790,190,838
	100.0%	0.0%	100.0%
HS CAP Limitation Value (-)	87,961	0	87,961
CB CAP Limitation Value (-)	1,522,424	0	1,522,424
NET APPRAISED VALUE	788,580,453	0	788,580,453
Total Exemption Amount	10,460,137	0	10,460,137
NET TAXABLE	778,120,316	0	778,120,316
TAX LIMIT/FREEZE ADJUSTMENT	0	0	0
LIMIT ADJ TAXABLE (I&S)	778,120,316	0	778,120,316
CHAPTER 312 ADJUSTMENT	0	0	0
CHAPTER 313 ADJUSTMENT	0	0	0
LIMIT ADJ TAXABLE (M&O)	778,120,316	0	778,120,316

APPROX TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)

\$1,410,732.13 = 778,120.316 * (0.181300 / 100)

2025 Adjusted Certified
CSTB Totals

CITY OF STARBASE
Exemptions

CAMERON CAD
As of Roll # 1

EXEMPTIONS	NOT UNDER REVIEW		UNDER REVIEW		TOTAL	
Exemption	Total	Count	Total	Count	Total	Count
Homestead Exemptions						
DVHS	12,431	1	0	0	12,431	1
DVHS-Prorated	0	0	0	0	0	0
Subtotal for Homestead Exemptions	12,431	1	0	0	12,431	1
Disabled Veterans Exemptions						
DV4	6,393	1	0	0	6,393	1
Subtotal for Disabled Veterans Exemptions	6,393	1	0	0	6,393	1
Special Exemptions						
AB	0	12	0	0	0	12
FR	0	1	0	0	0	1
SO	5,937,550	3	0	0	5,937,550	3
Subtotal for Special Exemptions	5,937,550	16	0	0	5,937,550	16
Absolute Exemptions						
EX-XV	4,460,395	175	0	0	4,460,395	175
EX-XV-PRORATED	0	0	0	0	0	0
EX-XV-PRORATED-	43,368	1	0	0	43,368	1
Subtotal for Absolute Exemptions	4,503,763	176	0	0	4,503,763	176
Total:	10,460,137	194	0	0	10,460,137	194

2025 Adjusted Certified
CSTB Totals

CITY OF STARBASE
No-New-Revenue Tax Rate Assumption

CAMERON CAD
As of Roll # 0

New Value

Total New Market Value: \$8,593,697

Total New Taxable Value: \$8,193,697

JETI

Chapter 313

New Market Value: \$0

New Market Value: \$0

New Taxable Value: \$0

New Taxable Value: \$0

Exemption Loss

New Absolute Exemptions

Exemption	Description	Count	Last Year Market Value
Absolute Exemption Value Loss:			

New Partial Exemptions

Exemption	Description	Count	Partial Exemption Amt
AB	Abatement (Special Exemption)	12	0
SO	Solar (Special Exemption)	3	5,937,550
Partial Exemption Value Loss:		15	5,937,550
Total NEW Exemption Value			5,937,550

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amt
Increased Exemption Value Loss:		0	0
Total Exemption Value Loss:			5,937,550

Average Homestead Value

Category	Count of HS	Average Market	Average Exemption	Average Taxable
A Only	5	68,310	2,486	48,232
A & E	5	68,310	2,486	48,232

2025 Adjusted Certified
CSTB Totals

CITY OF STARBASE
State Category Breakdown

CAMERON CAD
As of Roll # 1

Not Under Review

Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	Single-family Residential	81		5,867,034	15,469,614	14,697,738
B	Multifamily Residential	13		1,838,648	3,103,599	3,018,661
C1	Vacant Lots and Tracts	482		0	8,676,941	7,908,628
E	Rural Land,Not Qualified for Open-Space Land	3		0	39,983	39,983
F1	Commercial Real Property	17		388,015	5,128,208	5,078,758
F2	Industrial Real Property	1		0	334,500,060	334,500,060
J8	Other Type of Utility	17		0	406,999,670	401,062,120
L1	Commercial Personal Property	4		0	351,961	351,961
L2	Industrial and Manufacturing Personal Property	2		0	10,799,145	10,799,145
S	Special Inventory	1		0	663,262	663,262
XV	Other Totally Exempt Properties (including	175		400,000	4,460,395	0
		Totals:	0	8,693,697	790,190,838	778,120,316

**2025 Adjusted Certified
CSTB Totals**

CITY OF STARBASE

State Category Breakdown

CAMERON CAD
As of Roll # 1

Under Review

Code	Description	Count	Acres	New Value	Market Value	Taxable Value
------	-------------	-------	-------	-----------	--------------	---------------

Grand Totals

Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	Single-family Residential	81		5,967,034	15,469,614	14,697,738
B	Multifamily Residential	13		1,838,648	3,103,599	3,018,661
C1	Vacant Lots and Tracts	482		0	8,676,941	7,908,628
E	Rural Land, Not Qualified for Open-Space Land	3		0	39,983	39,983
F1	Commercial Real Property	17		388,015	5,126,208	5,078,758
F2	Industrial Real Property	1		0	334,500,060	334,500,060
J8	Other Type of Utility	17		0	406,999,670	401,062,120
L1	Commercial Personal Property	4		0	351,981	351,981
L2	Industrial and Manufacturing Personal Property	2		0	10,799,145	10,799,145
S	Special Inventory	1		0	663,282	663,282
XV	Other Totally Exempt Properties (including	175		400,000	4,460,395	0
		Totals:	0	8,593,697	790,190,838	778,120,316