

**CAMERON COUNTY DRAINAGE DISTRICT NO. 1
REGULAR PUBLIC MEETING
THE 1ST DAY OF OCTOBER 2025 AT 10:00 AM**

AGENDA

Pursuant to government code section 551-041, V.T.C.A., as amended, notice is hereby given that a **REGULAR PUBLIC MEETING** will be held by the Cameron County Drainage District No. 1 at 3510 Old Port Isabel Road in Brownsville, Texas on the 1st day of October 2025 at 10:00 AM.

The agenda will include the following items:

(Agenda items are numbered but the sequence may be changed by the Board during the meeting)

PUBLIC COMMENTS:

1. The President may recognize individuals from the audience to speak with controlled timing on comments. Each individual has 5 minutes to state their comments with the understanding that no action will be taken.

Also, the District wishes to ask if there are any public questions on the Stormwater Management Plan (SWMP) associated with the District's Municipal Separate Storm Sewer (MS4) Permit.

ITEMS FOR DISCUSSION AND ACTION:

2. Consent Agenda: Acknowledgement of the General Manager/Board Member/District Engineer's previous approval of the subdivision plats listed below:

A. Cicada Grove Subdivision / Request approval by:

Owner: HDP Palo Alto, LLC

Engineer: Mario Reyna, P.E., of Melden & Hunt

Location: At both ends of the existing Grove Lane, in north Brownsville

See attached documents: *Engineering Report from Scott Fry*
Vicinity Map

B. Florida Estates Subdivision, Section III / Request approval by:

Owner: SNT RGV, LLC


Engineer: Oscar Chavez, P.E., of CADCon Engineering and Surveying

Location: On the south side of Florida Road, approximately 200 feet west of
Titusville Street in east Brownsville

See attached documents: *Engineering Report from Scott Fry*
Vicinity Map

FILED FOR RECORD
AT 1:06 O'CLOCK A M

SEP 26 2025

SYLVIA GARZA-PEREZ
CAMERON COUNTY CLERK
DOC No 2025-302
By  Deputy

C. Peter Subdivision / Request approval by:

Owner: Peter Salazar, Jr.

Engineer: Alfredo Hernandez, P.E., of AGH Engineering & Surveying

Location: On the south side of Hacienda Lane, just east of the intersection of Williams Avenue in north Brownsville

*See attached documents: Engineering Report from Scott Fry
Vicinity Map*

D. Woods Subdivision, Section III, Phase 2 / Request approval by:

Owner: GG & SR, LLC

Engineer: Carlos Alejandro Sanchez of Infra Designs

Location: On the east side of Stagecoach Blvd., between Sterling Moon Court and Mystic Bend, in north Brownsville

*See attached documents: Engineering Report from Scott Fry
Vicinity Map*

3. Consideration and possible action for approval of the subdivision plats listed below:

A. 1035 S. Central Avenue, Subdivision / Request Approval by:

Owner: Falcon Real Estate, LLC

Engineer: Alfredo Hernandez, P.E., of AGH Engineering and Surveying

Location: On the east side of Central Avenue, approximately 320 feet south of Waco Road in east Brownsville

*See attached documents: Engineering Report from Scott Fry
Vicinity Map*

B. Casa De Sanchez / Request approval by:

Owner: Rodrigo, Jr., and Lianeth Sanchez

Engineer: Enrique Corona, P.E., of Corona Engineering & Surveying

Location: On the north side of Dix Drive, approximately 80 feet west of the intersection of Chaucer Drive in north Brownsville

*See attached documents: Engineering Report from Scott Fry
Vicinity Map*

C. Rio Grande Estates Subdivision / Request approval by:

Owner: Diaz Group Homes, LLC

Engineer: Robert L. Closner, P.E., of JCS Engineering and Surveying

Location: At the west end of JCS Drive in northeast Brownsville

*See attached documents: Engineering Report from Scott Fry
Vicinity Map*

4. Consideration and possible action on the request by the Owner/Developer of the Woods At Los Fresnos (233 Lots) to exchange real property title and/or easements whereby the District will convey a 2.531 acre tract out of its 5.372 acre tract to the Owner/Developer in exchange for the conveyance and/or dedication by the Owner/Developer of a 7.149 detention tract to the District, plus the obligation by the Owner/Developer to excavate the balance of the District's remaining tract and newly acquired detention tract to the size and depth mandated by the District together with the obligation to maintain the detention tract.

5. Consent Agenda: Acknowledgement of the General Manager/Board Member/District Engineer's previous approval of the drainage /cable crossing/pipeline connection permits listed below:

A. Olmito Water Supply Corporation (18" RCP drainage pipe)

Owner: Olmito Water Supply Corporation

Location: Off Old Alice Road adjacent to existing Wastewater Treatment Plant

See attached documents: *Permit Application for Review*
Vicinity Map

6. Consideration and possible action to establish operational rules for the District, including possible amendments to the District's Master Drainage Plan originally created in 2006.

7. Discussion and possible action to amend the **Master Drainage Plan Section 3 Utility, Pipeline, and Cable Crossings**, specifically in regard to permit approvals running parallel as opposed to perpendicular crossings, including the establishment of additional fees. For example, approving a developer's request to run a sewer force main 5' parallel to our portion of the right-of-way.

8. Consideration and possible action on a request by the Olmito Water Supply Corporation to approve variances to the following sections of the Master Drainage Plan:

A. Section 3.1B – to place a sanitary sewer pressurized force main parallel to and within the right of way of a District drainage ditch.

B. Section 3.3A – to allow "aerial" sanitary sewer pressurized force main crossings of various District drainage ditches.

9. Consideration and possible action for approval of the drainage /cable crossing/pipeline connection permits listed below:

A. Bay Runner Pipeline, LLC (proposed open cut with 5' minimum at each crossing)

Owner: Bay Runner Pipeline, LLC

Location: BRP-TX-CAM-0317.001-SR-Block No. 212 (LF West Drain)

See attached documents: *Permit Application for Review*
Vicinity Map

B. Bay Runner Pipeline, LLC (proposed open cut with 5' minimum at each crossing)

Owner: Bay Runner Pipeline, LLC

Location: BRP-TX-CAM-0322.001-SR-Share No. 19 (LF Southeast Drain)

See attached documents: *Permit Application for Review*
Vicinity Map

C. Bay Runner Pipeline, LLC (proposed open cut with 5' minimum at each crossing)

Owner: Bay Runner Pipeline, LLC

Location: BRP-TX-CAM-0323.002-SR-Share No. 19 (Share 43 Drain)

*See attached documents: Permit Application for Review
Vicinity Map*

D. Bay Runner Pipeline, LLC (proposed open cut with 5' minimum at each crossing)

Owner: Bay Runner Pipeline, LLC

Location: BRP-TX-CAM-0324.010-SR-Block No. 1 (Main District 10 Ditch)

*See attached documents: Permit Application for Review
Vicinity Map*

E. Bay Runner Pipeline, LLC (proposed open cut with 5' minimum at each crossing)

Owner: Bay Runner Pipeline, LLC

Location: BRP-TX-CAM-0330.00-SR Block No. 33 (Main Drain No. 2)

*See attached documents: Permit Application for Review
Vicinity Map*

F. Olmito Water Supply Corporation (ditch aerial crossing No. 1: 8" sanitary sewer PVC force main installed in a 16-inch steel casing crossing at existing ditch)

Owner: Olmito Water Supply Corporation

Location: Ditch located on California Road, approximately 1.78 miles south of State Highway 100

*See attached documents: Permit Application for Review
Vicinity Map*

G. Olmito Water Supply Corporation (ditch aerial crossing No. 2: 8" sanitary sewer PVC force main installed in a 16-inch steel casing crossing at existing ditch)

Owner: Olmito Water Supply Corporation

Location: Existing ditch located just east of Cajun Farms Subdivision, approximately 150 linear feet east of the intersection of Lake Charles Boulevard and Cajun Boulevard

*See attached documents: Permit Application for Review
Vicinity Map*

H. Olmito Water Supply Corporation (ditch aerial crossing No. 3: 12" sanitary sewer PVC force main installed in a 24-inch steel casing crossing at existing ditch)

Owner: Olmito Water Supply Corporation

Location: Existing ditch located east of existing Cajun Farms Subdivision, approximately 1,100 linear feet east of the intersection of Lake Charles Boulevard and Lake John Court

*See attached documents: Permit Application for Review
Vicinity Map*

I. Olmito Water Supply Corporation (ditch aerial crossing No. 4: 12" sanitary sewer PVC force main installed in a 24-inch steel casing crossing at existing ditch)
Owner: Olmito Water Supply Corporation
Location: Ditch located on existing ditch located east of existing Cajun Farms Subdivision, approximately 1,400 linear feet east of the intersection Lake Charles Blvd and Lake Arthur Road and just west of large borrow pit
*See attached documents: Permit Application for Review
Vicinity Map*

J. Olmito Water Supply Corporation (ditch aerial crossing No. 5: 12" sanitary sewer PVC force main installed in a 24-inch steel casing crossing at existing ditch)
Owner: Olmito Water Supply Corporation
Location: Ditch located on existing ditch located just southwest of the Olmito WSC existing wastewater treatment plant located on Old Alice Road
*See attached documents: Permit Application for Review
Vicinity Map*

10. Discussion and possible action on requests by Cameron County for assistance with several drainage issues.
- A. Assistance with the construction of a culvert crossing on the Vera property on Houston Road.
 - B. Assistance with the removal or replacement of a drainage culvert across the Percida property off Oklahoma Avenue.
 - C. Assistance with the cleaning of existing drains or the construction of new drains in the vicinity of the Valle Escondido/Valle Hermosa Colonias.
 - D. Assistance with the cleaning or widening of ditches in the vicinity of California Road southwest of Los Fresnos, including possible culvert installations.

11. Consideration and action for approval of minutes for:
September 3, 2025 – Regular Public Meeting
See attached documents: Minutes from September 3, 2025

12. Consideration and possible action to accept budget amendment for fiscal year 2024-2025.

13. Consideration and action to acknowledge August Financial Reports.
- A. Balance Sheet
 - B. Profit & Loss
 - C. Year to Date Profit & Loss
 - D. Transactions

14. Consideration and action for approval of bills.

EXECUTIVE SESSION ITEM(s):

15. The Board may enter Executive Session pursuant to Section 551.071 of the Texas Government Code (Open Meeting Act).

16. Action Relative to Executive Session.

STAFF REPORTS:

17. CCDD1 Representatives will provide updates to the Board.

Albert Barreda – CCDD1 General Manager

Joe Fernandez – CCDD1 Supervisor

Martin Monreal – CCDD1 Events Coordinator

Juan Rivera – CCDD1 Accountant

Dennis Sanchez – CCDD1 Attorney

Scott Fry – CCDD1 District Engineer

ADJOURNMENT:

Signed this 25th day of September 2025.



Albert Barreda
Chief of Operations / General Manager





VG-2156-2025-302

Cameron County
Sylvia Garza-Perez
Cameron County Clerk

Instrument Number: 2025-302

Public Notice

Recorded On: September 26, 2025 09:06 AM

Number of Pages: 7

" Examined and Charged as Follows: "

Total Recording: \$11.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 302
Receipt Number: 20250926000018
Recorded Date/Time: September 26, 2025 09:06 AM
User: Marco G
Station: cclerk19_14.cameronad.gov

Record and Return To:

CAMERON COUNTY DRAINAGE DIST NO 1
3510 OLD PORT ISABEL ROAD

BROWNSVILLE TX 78526



STATE OF TEXAS

Cameron County

**I hereby certify that this Instrument was filed in the File Number sequence on the date/time
printed hereon, and was duly recorded in the Official Records of Cameron County, Texas**

Sylvia Garza-Perez
Cameron County Clerk
Cameron County, TX