

CAMERON COUNTY DRAINAGE DISTRICT NO. 1  
REGULAR PUBLIC MEETING  
WEDNESDAY, THE 6<sup>th</sup> DAY OF MAY AT 10:00 AM

APR 29 2026

SYLVIA GARZA-PEREZ  
CAMERON COUNTY CLERK  
DOC No 2026-137  
By ND Deputy

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 Cameron County Drainage District No. 1 at 3510 Old Port Isabel Road in Brownsville, Texas on the 6<sup>th</sup> day of May 2026 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/District Engineer's previous approval of the subdivision plats listed below:

A. El Naranjal Subdivision Section XVI/Request Approval by:

Owner: N.T.A.J., LLC  
Engineer: Oscar Chavez, P.E. of CADCon Engineering and Surveying  
Location: East end of Mandelos Drive in east Brownsville

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

B. Gabriela's Estates Subdivision/Request Approval by:

Owner: Gabriela's Real Estate Holdings, LLC  
Engineer: Jack Brown, P.E.  
Location: Northeast corner of Expressway 77/83 (IH-69E) and Anacua Street in North Brownsville

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

C. Isabel Estates Subdivision/Request Approval by:

Owner: Mario and Efrain Ledezma  
Engineer: Placido Garcia, P.E.  
Location: On the southeast corner of the intersection of 29<sup>th</sup> St. and Bertha Ave in South Brownsville

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

D. Villas at 511 Subdivision, Phase I, Re-Plat of Block 4 and Block 5/Request Approval by:

Owner: Saketa Holdings, LLC  
Engineer: Robert L. Closner, Jr. P.E., R.P.L.S.  
Location: On the Northeast corner of the intersection of Villa Fino and Strawberry Circle in east 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. Browne Subdivision/ Request Approval by:

Owner: Space Exploration Technologies Corp.  
Engineer: Roxxie de la Cruz (Half Associates RPLS/Half Associates PE)  
Location: Intersection of Boca Chica Blvd and N. Browne Ave.  
Brownsville, TX

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

B. Coastal King Los Fresnos Subdivision/Request Approval by:

Owner: Coastal King, LTD  
Engineer: Ramiro Gutierrez, P.E.  
Location: On the southwest corner of the Intersection of Ocean Boulevard (SH 100) and Old Alice Road, Los Fresnos

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

C. EVS Estates/Request Approval by:

Owner: Juan Miguel Torres & Rosalynn Alfaro  
Engineer: Corona Engineering/Surveying Co.  
Location: On the west side of Old Alice Rd, approximately 800 feet south of Stagecoach Drive, southwest of Los Fresnos

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

D. Kimco Sprouts Lot 3A Subdivision/Request Approval by:

Owner: Weingraten Investments, Inc.  
Engineer: Guadalupe Nunez, R.P.L.S.  
Location: On the north side of Ruben M. Torres, Sr. Blvd, (FM 802) approximately 620 feet west of the intersection of Old US Hwy 77 in north Brownsville

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

4. Consideration and possible action to assist Cameron County with the reopening of a non-District Lateral drain ditch.
5. Consideration and possible action to approve a Utility Crossing Request by Rafael Chacon, across the Academy Detention pond, for the purpose of installing a sewer line.
6. Discussion to consider a request from GF Development for the installation of a sanitary

sewer force main within, and parallel to, the right of way of the Delta Farms Drain, in association with the Woods at Los Fresnos Subdivision.

7. Presentation, consideration and action to acknowledge the Audit for the 2022-'23 Fiscal Year.
8. Consideration and action to update the status of the pending audits with Roberto Lopez, CPA, including setting a date for a Special Meeting to consider and acknowledge the next audit.
9. Consideration and possible action to approve minutes for:
  - April 1, 2026 Regular Public Meeting
  - April 08, 2026 Special Public Meeting
  - April 21, 2026 Special Public Meeting

*See attached documents:        Minutes from April 1, 2026*  
*Minutes from April 08, 2026*  
*Minutes from April 21, 2026*
10. Consideration and possible action to acknowledge March Financial Reports.
  - A. Balance Sheet
  - B. Profit & Loss
  - C. Year to Date Profit & Loss
  - D. Approval of Bills
11. Consideration and possible action to repair and relocate the perimeter fence at the District Administration Building and Warehouse.

**EXECUTIVE SESSION ITEM(s):**

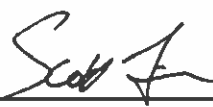
12. Executive Session to consider Personnel Matters pursuant to Section 551.074 Texas Government Code relative to terms and conditions for employment of the General Manger.
13. Action Relative to Executive Session.

**STAFF REPORTS:**

14. CCDD1 Interim General Manager will provide updates to the Board.
  - A. Drainage Ditch maintenance update
  - B. Spring Adventure Event 2026
  - C. Audit update

**ADJOURNMENT:**

Signed this 29th of April 2026.

  
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Scott Fry, P.E., CFM  
Interim General Manager