

**CAMERON COUNTY DRAINAGE DISTRICT NO. 1
REGULAR PUBLIC MEETING
THE 4th DAY OF JUNE 2025 AT 1:00 P.M.**

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 4th day of June 2025 at 1:00 PM.

The agenda will include the following items:

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

1. Consideration and action for approval of minutes for:

March 12, 2025 – Regular Public Meeting

See attached documents: Minutes from March 12, 2025

PUBLIC COMMENTS:

2. The President may recognize individuals from the audience to speak with controlled timing on comments. Each individual has 3 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:

3. Election of Officers.
4. Consideration and action to adopt and establish a Monthly Meeting Schedule.
5. Consideration and action to establish the Monthly Reports to be provided to the Board of Directors:
 - a. Check Register of Checks written since last meeting.
 - b. Monthly Financial Reports, including Budget Report for the Month and Budget Report for Fiscal Year to Date
 - c. Park Expense Report and District Ditch Maintenance Expense Report

6. Consideration and action on alleviate flooding along California Crossing area including consideration of possible acquisition of easements, resumption of maintenance, or other solutions.
7. Report of District Engineer on the effects of water crossing under IH 77/69 at the Madeira Crossing.
8. Discussion and possible action on consideration of Annexation of Property into the District.
9. Consideration and action to accept annual audit as presented for fiscal year 2019-2020.
10. Consent Agenda: Acknowledgement of the General Manager/District Engineer's previous approval of the subdivision plats listed below:

- Coves at the Woods Subdivision/Request approval by:

Owner: DC Commerce, LLC (Karen Canchola)
Engineer: Jim Rose, P.E., of Mejia & Rose, Inc.
Location: On the southwest side of Stagecoach Blvd., between Dennett Road and Queens Woods Drive in north Brownsville

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

- Cware Subdivision/Request approval by:

Owner: Luis Garduna
Engineer: Enrique Corona, P.E., of Corona Engineering/Surveying Co.
Location: On the northeast corner of the north side Sunshine Road, approximately 1,000 feet from Galveston Road in north Brownsville

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

- Divine Subdivision/Request approval by:

Owner: Orangetree Management, Corp. (Diego Naranjo)
Engineer: Oscar Chavez, P. E., of CADCon Engineering
Location: On the Southside of Ted Hunt Blvd., approximately 1,230' east of Robindale Road in east Brownsville

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

- Launchpad Phase 2 Subdivision/Request approval by:

Owner: Launchpad Holdings, LLC (Larry Hodgeson)
Engineer: Ivan Garcia, P.E., of Rio Delta Engineering
Location: Approximately 430' east of the southeast corner of the intersection of Boca Chica Boulevard (SH4) and Indiana Avenue (FM511) in east Brownsville

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

- Morningview Estates Subdivision/Request approval by:

Owner: Sergio Antonio Saldana Avendano
Engineer: Enrique Corona, P.E., of Corona Engineering/Surveying Co.
Location: On the west side of Garcia Lane, approximately 350 feet south of San Manuel Lane in south Brownsville

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

- Port Plaza Subdivision/Request approval by:

Owner: Varco Port Retail LLC (Carlos Varela)
Engineer: Vicente Mendez, P. E., of Ambiotec Civil Engineering Group, Inc.
Location: On the northwest corner of the intersection of Indiana Avenue (FM 511) and Padre Island Highway (SH 48) in east Brownsville

- Supernova Subdivision #2/Request approval by:

Owner: Bougambillas Construction (Miguel Cisneros)
Engineer: Scott Fry, P.E., of SCF Consulting, LLC
Location: On the north side of Maryland Road, approximately 1,160' west of Indiana Avenue (FM 511) in east Brownsville

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

- Gamez Subdivision, Re-plat No. 1/ Request approval by:

Owner: Ernesto Gamez, Jr.
Engineer: Jim Rose, P.E., of Mejia & Rose, Inc.

Location: On the northwest corner of the intersection of Paredes Line Rd. (FM 1847) and Emerald Valley Blvd. in north Brownsville

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

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

- Greater Brownsville Incentive Corporation (30", 36", 42", 48" RCP outfall discharge pipe drainage connection)

Owner: Greater Brownsville Incentive Corporation

Location: Old Voltz Ditch at Innovation Drive, Brownsville.

*See attached documents: Permit Application for Review of Drainage Connection
Vicinity Map*

- Omni Fiber (cable crossing)

Owner: Omni Fiber

Location: Nopalito Drain Crossing: Between Sweet Rose Ct X Red Rose Ct on McAllen Rd (east side)

*See attached documents: Permit Application for Review of Drainage Connection
Vicinity Map*

- Viridity Energy Solution, Inc. (drainage connection)

Owner: Viridity Energy Solution, Inc.

Location: Bayview Citrus Groves Subdivision, Bayview

*See attached documents: Permit Application for Review of Drainage Connection
Vicinity Map*

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

- El Naranjal Subdivision, Section XIV/ Request approval by:

Owner: NTAJ, LLC (Alter Holand and Abraham Galonsky)

Engineer: Oscar Chavez, P. E., of CADCon Engineering
Location: At the south end of Seminole Dr. in east Brownsville

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

- Ely Monalisa Estates Subdivision, Section 2/ Request approval by:

Owner: Jose Perez
Engineer: Robert Closner, Jr., P.E., of JSC Engineering
Location: On the west side of J.Clive III Road (formerly Cavazos Road), at its
north end in northeast Brownsville

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

- Galvan Investments Subdivision/ Request approval by:

Owner: Eduardo and Melinda Galvan
Engineer: Alfredo Hernandez, P.E. of AGH Engineering and Surveying
Location: On the northwest corner of the intersection of Travis Road and Barton
Lane in east Brownsville

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

- Lunar Estates Subdivision, Section 2/ Request approval by:

Owner: Los Parientes RGV, LLC (Alter Holand and Nurith Galonsky)
Engineer: Oscar Chavez, P. E., of CADCon Engineering
Location: At the end of Jupiter Street, in east Brownsville

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

- Maria del Jesus Subdivision, Re-Plat No.1/ Request approval by:

Owner: Richard T. Walter, Jr. and Maria del Jesus Walter
Engineer: Jim Rose, P.E., of Mejia & Rose, Inc.

Location: On the north side of Martinal Road, approximately 685' east of Central Avenue in an unincorporated area in northeast Brownsville

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

- Orbit Hospitality Subdivision/ Request approval by:

Owner: Orbit Hospitality, LLC (Raj Patel)
Engineer: Jim Rose, P.E., of Mejia & Rose, Inc.
Location: On the north side of Springmart Boulevard approximately 200 feet west of Pablo Kisel Boulevard, in north Brownsville

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

- Pajarita Bess Subdivision/ Request approval by:

Owner: Viridity Energy Solutions
Engineer: Robert Tamez, P.E., of Melden & Hunt, Inc.
Location: On the east side of San Roman Road, approximately 3,800 feet south of Broadway Road, south of Bayview

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

- Summer Lake Subdivision, Phase III/ Request approval by:

Owner: CS Construction & Development
Engineer: Raul Segin, P.E., of Segin Engineering, PLLC
Location: On the east side of Summer Hill Blvd, just south of Blue Sage Lane in Olmito

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

- Tijerina Estates Subdivision/ Request approval by:

Owner: Jose Rene Tijerina
Engineer: Enrique Corona, R.P.L.S., of Corona Engineering/Surveying Co.
Location: On the northeast corner of the intersection of Padre Island Highway (SH48) and Aubuck Road in northeast Brownsville

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

- Saketa Estates Subdivision / Request approval by:

Owner: Saketa Holdings, LLC.
Engineer: Enrique Corona, R.P.L.S., of Corona Engineering/Surveying Co.
Location: On the east side of Old Port Isabel Road between FM 802
and Ditch 1 in east Brownsville

13. Consideration and possible action to accept budget amendment #1 for fiscal year 2024-2025.
14. Consideration and possible action to reaffirm board approved action to allow the widening of Ditch 1 in relation to the Live Oaks Subdivision.
15. Consideration and possible action to accept portion of a right of way for the North Main Drain Ditch from the City of Brownsville.
16. Discussion and possible action to approve an interlocal agreement with the Greater Brownsville Incentive Corporation (GBIC) for the acceptance of a 200' drainage easement/right of way in association with Greater Brownsville Tech District Industrial Park.

EXECUTIVE SESSION ITEM(s):

17. The Board may enter Executive Session pursuant to Section 551.071 of the Texas Government Code (Open Meeting Act).
 - Discussion and possible action in relation to the proposed legislative issues related to drainage districts.
18. Action Relative to Executive Session.

STAFF REPORTS:

19. CCDD1 Representatives will provide updates to the Board.

Albert Barreda – CCDD1 General Manager

Juan Rivera – CCDD1 Accountant

Dennis Sanchez – CCDD1 Attorney

20. Approval of Bills.
(Attached)

ADJOURNMENT:

21. Recommendation to adjourn.

Signed this 29th day of May 2025.



Albert Barreda
General Manager

