

**CAMERON COUNTY DRAINAGE DISTRICT NO. 1
REGULAR PUBLIC MEETING
THE 12th DAY OF MARCH 2025 AT 10:00 A.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 12th day of March 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)

1. Consideration and action for approval of minutes for:

December 3, 2024 – Regular Public Meeting

See attached documents:

Minutes from December 3, 2024

PUBLIC COMMENTS:

2. The President may recognize individuals from the audience to speak with controlled timing on comments. Each subject matter 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 Storm Water Management Plan (SWMP) associated with the District's Municipal Separate Storm Sewer (MS4) Permit.

ITEMS FOR DISCUSSION AND ACTION:

3. Review, Consideration and possible Action on District Policy on procedures for acquisition of goods and services for the District, including bidding and contract approval and authorization procedures.
4. Review, Consideration and possible Action on District Policy on check issuance and payment procedures utilized by the District.
5. Review, Consideration and possible Action on Cascade Park Operating Hours and Procedures.
6. Consideration and acknowledgement of the general manager's previous approval of the subdivision plats listed below:

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

Owner: Vecino Properties, LTD (Frank Rispoli and Abraham Galonsky)
Engineer: Oscar Chavez, P. E., of CADCon Engineering
Location: On the east end of Mandelos Drive in east Brownsville

See attached documents:

*Engineering Report from Scott Fry
Vicinity Map*

- Glofesa Subdivision/ Request approval by:

Owner: Glofesa, Inc. (Salvador Lopez, President)
Engineer: Manuel Montemayor, P. E., of Montemayor Hansen Garcia Villafranco and Associates Surveyors and Planners
Location: On the east side of Cheers Street, on the south side of the railroad tracks in east Brownsville

See attached documents:

*Engineering Report from Scott Fry
Vicinity Map*

- Lago Vista Subdivision, Section IV/ Request approval by:

Owner: R.E.C.L., (Reba McNair)
Engineer: Oscar Chavez, P.E., of CADCon Engineering
Location: On the south side of San Andres St., just east of Lago Vista Boulevard in north Brownsville

See attached documents:

*Engineering Report from Scott Fry
Vicinity Map*

- Villas at 511 Subdivision, Phase 1 / Request approval by:

Owner: Saketa Holdings, LLC (Srinivasa Talla, President)
Engineer: Robert L. Closner, P.E., of JCS Engineering and Surveying
Location: On the northeast corner of the intersection of Oklahoma Avenue and Indiana Avenue (FM 511) in east Brownsville

See attached documents:

*Engineering Report from Scott Fry
Vicinity Map*

- Woods Country Subdivision, Section 1, Amended Plat / Request approval by:

Owner: Zagar Builders (Juan Zavala)
Engineer: Oscar Chavez, P.E., of CADCon Engineering
Location: On the north side of Dennett Road, approximately 250 feet west of Stone Oak Drive in north Brownsville

See attached documents:

*Engineering Report from Scott Fry
Vicinity Map*

7. Consideration and action on the request by Emerald Debt Solutions and Eliud Barron to install a 36" drainage pipe into an open ditch and to then cover the ditch with dirt.
8. Consideration and approval of utilities crossing permit applications along with license agreements submitted by:

- American Electric Power Texas, Inc. (Utility Aerial Cable Crossing)

Owner: American Electric Power Texas, Inc.
Location: Chicago Drain at Bernal, Brownsville.

See attached documents:

*Permit Application for Review of Cable Crossing
Vicinity Map*

- Dollar General Morrison Road (Drainage Connection Permit)

Owner: Carlos Garza, P.E. (c/o AEC Engineering, LLC)
Location: Chicago Drain at Bernal, Brownsville.

See attached documents:

*Permit Application for Review of Cable Crossing
Vicinity Map*

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

- AJ10 Subdivision/Request approval by:

Owner: Dagoberto Chapa Quiroga
Engineer: Oscar Chavez, P. E., of CADCon Engineering
Location: On the west side of Robindale Road, directly south of the Resaca Del Rancho Viejo in north Brownsville

See attached documents:

*Engineering Report from Scott Fry
Vicinity Map*

- Avanti Legacy Lyon Subdivision / Request approval by:

Owner: Rancho del Espiritu Santo, LLC. (Henry Flores, President)
Engineer: T. Craig Carney, P.E., of Carney Engineering, PLLC
Location: On the east side of Laredo Road, directly behind the
Simmon's Point Subdivision in northwest Brownsville

See attached documents:

*Engineering Report from Scott Fry
Vicinity Map*

- Avanti Legacy del Sol Subdivision / Request approval by:

Owner: Madhouse Development Services, Inc. (Henry Flores,
President)
Engineer: T. Craig Carney, P.E., of Carney Engineering, PLLC
Location: On the west side of Laredo Road, approximately 152 feet
north of the intersection of Ruben M. Torres, Sr. Boulevard
(FM 802) in west Brownsville

See attached documents:

*Engineering Report from Scott Fry
Vicinity Map*

- El Refugito Subdivision / Request approval by:

Owner: Loma Alta Construction & Development (Tony Menchaca)
Engineer: Saul Maldonado, P.E. of Sames, Inc.
Location: On the northeast end of Bolivar Avenue in Olmito

See attached documents:

*Engineering Report from Scott Fry
Vicinity Map*

- Gonzalez and Gonzalez Subdivision/ Request approval by:

Owner: Julio and Isaura Gonzalez
Engineer: Jim Rose, P.E., of Mejia & Rose, Inc.
Location: On the southeast corner of the intersection of Dr. Hugh
Emerson Road (FM3248) and Dorris Road in northeast
Brownsville

See attached documents:

*Engineering Report from Scott Fry
Vicinity Map*

- La Bendicion Subdivision/ Request approval by:

Owner: Celestino and Felicitas Hernandez
Engineer: Juan Alonzo, P.E., of Altex Engineering
Location: On the west side of Vermillion Ave., approximately 200 feet south of Mobile Home Blvd., east of 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*

- Provecho Subdivision, Lot 1, Block 1 / Request approval by:

Owner: Provecho, LP (Hugo Chaparro)
Engineer: Ricardo Ramos, P.E., of Do-Rite Engineering, LLC
Location: On the west side of IH-69E, approximately 1,100 feet north of Morrison Road in north Brownsville

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

EXECUTIVE SESSION ITEM(s):

10. The Board may enter Executive Session pursuant to Section 551.071 of the Texas Government Code (Open Meeting Act).
11. Action Relative to Execute Session.

STAFF REPORTS:

12. 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

Scott Fry – CCDD1 Engineer

Dennis Sanchez – CCDD1 Attorney

ADJOURNMENT:

13. Recommendation to adjourn.

Signed this 6th day of March 2025.



Albert Barreda
Chief of Operations / General Manager