

4813 W. Broadway  
Pearland, Texas 77581  
(281) 485-1434



Fax (281) 485-0065  
[www.bdd4.org](http://www.bdd4.org)

## ***Brazoria Drainage District No. 4***

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*A Political Subdivision of the State of Texas*

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Regular Meeting  
No. 3

March 9, 2021  
9:00 AM

Commissioners of Brazoria Drainage District No. 4 convened in session March 9, 2021 with the following Commissioners present:

Jeffrey H. Brennan

Harrison Rogers

Jim Mooney

Others Attending:

See Attached List

Following the invocation and Pledge of Allegiance, the Board considered the following items:

### **II. PUBLIC COMMENTS**

None

### **III. APPROVAL OF MINUTES**

#### **A. Regular Meeting – February 2, 2021**

Motion: Commissioner Brennan; Second: Commissioner Rogers; To approve the minutes for the Regular Meeting as submitted. Motion carried unanimously.

### **IV. APPROVAL OF CHECKS**

March and April 2021

Motion: Commissioner Brennan; Second: Commissioner Rogers; To approve the checks numbered 39198 – 39277. Motion carried unanimously.

### **V. NEW BUSINESS**

**A. Discussion, Consideration & Possible Action** – To accept and approve the annual financial audit for the fiscal year ending September 30, 2020 as prepared by McGrath & Co., PLLC – CPAs and authorize the Chairman to sign and submit the Annual Filing Affidavit to the TCEQ.

Motion: Commissioner Brennan; Second: Commissioner Mooney; To receive into the District the financial audit prepared by McGrath & Co. Motion carried unanimously.

**B. Discussion, Consideration & Possible Action** – To approve the Single Audit Report for the Mykawa drainage project as prepared by McGrath & Co., PLLC – CPAs.

Motion: Commissioner Brennan; Second: Commissioner Mooney; To approve the Single Audit for the Mykawa drainage project prepared by McGrath & Co. Motion carried unanimously.

**C. Discussion, Consideration & Possible Action** – To participate in the FIF grant with the City of Iowa Colony for a Drainage Study on Iowa Colony City limits and ETJ.

Motion: Commissioner Brennan; Second: Commissioner Mooney; To approve the amount of \$25,000 for the City of Iowa Colony drainage study with the stipulation the Iowa Colony form a steering committee the District would be a part of. Motion carried unanimously.

## **VI. VARIANCE REQUESTS**

**A. Discussion, Consideration & Possible Action** – 17801 Airfield Ln. – Wesley Moore – Located on Airfield Ln. at Pearland Regional Airport.

1. Variance Request: To waive the drainage plan requirement for this property.

Motion: Commissioner Brennan; Second: Commissioner Rogers; To approve waiving the drainage plan requirement for this property. All Commissioners opposed. Variance Request was denied.

**B. Discussion, Consideration & Possible Action** – Massey Oaks Ph. 1 Detention Reserve – BDD4 #20242 – R.G. Miller Engineers, Inc. – Located south of CR 100 & Cowart Creek, west of Harkey Rd., and east of the American Canal.

1. Variance Request: A temporary reduction to the 1' freeboard requirement on the condition that they meet or exceed that requirement on final build out.

Motion: Commissioner Brennan; Second: Commissioner Rogers; To approve a temporary reduction to the 1' freeboard requirement on the condition that they meet or exceed that requirement on final build out. Motion was amended by Commissioner Brennan and seconded by Commissioner Mooney to grant approval of the variance on the condition that the developer completes the final build out within 4-years and provides a letter of conformity acknowledging this condition. Motion carried unanimously.

**C. Discussion, Consideration & Possible Action** – CR 100 Improvements – BDD4 #21103 – R.G. Miller Engineers, Inc. – Improvements along CR 100 between FM 1128 & Harkey Rd.

1. Variance Request: A reduction of the required 4:1 side slopes to 3:1.

Motion: Commissioner Brennan; Second: Commissioner Mooney; To approve a reduction of the required 4:1 side slopes to 3:1 side slopes. Motion carried unanimously.

**D. Discussion, Consideration & Possible Action** – CR 59 Improvements – BDD4 #20241 – Cobb Fendley – Improvements along CR 59 between CR 48 & Kirby Dr.

1. Variance Request #1: A reduction in the required detention pond maintenance berm width from 30' to 25'.

Motion: Commissioner Brennan; Second Commissioner Rogers; To approve a reduction in the required detention pond maintenance berm width from 30' to 25'. Motion carried unanimously.

2. Variance Request #2: A reduction in the required detention pond side slope from 4:1 to 3.8:1.

Motion: Commissioner Brennan; Second Commissioner Mooney; To approve a reduction in the required detention pond side slope from 4:1 side slope to 3.8:1 side slope. Motion carried unanimously.

3. Variance Request #3: A deviation from the required concrete lined overflow swale to a grass swale.

Motion: Commissioner Brennan; Second Commissioner Rogers; To approve a deviation from the required concrete lined overflow swale to a grass swale. Motion carried unanimously.

**E. Discussion, Consideration & Possible Action** – 1737 Westfield Ln. – Mark Callender – Northeast intersection of Westfield Ln. & Haddock Ditch.

1. Variance Request: To allow a temporary encroachment of an AC unit and pool equipment within a drainage easement as defined by the standard District Temporary Consent to Encroachment agreement and authorize the Chairman to sign said agreement.

Motion: Commissioner Brennan; Second: Commissioner Rogers; To approve an allowance of a temporary encroachment of an AC unit and pool equipment within a drainage easement as defined by the standard District Temporary Consent to Encroachment agreement and authorize the Chairman to sign said agreement. All commissioners opposed. Variance Request was denied.

**F. Discussion, Consideration & Possible Action** – Cherry Villages – John Conyer (Cherry) – BDD4 #21110 – 880' east of the West Fork of Chocolate Bayou; approximately 3500' north of Bullard Rd.; west of SH 288.

1. Variance Request: To allow sand mining operations within the proposed 106' x 253.25' drainage easement within the proposed Cherry Villages plat in exchange for the dedication of additional drainage easement along Chocolate Bayou Spur adjacent to other Cherry properties for a width of 110' and an approximate length of 4,445' as defined by a Temporary Consent to Encroachment agreement drafted by the District and authorize the Chairman to sign said agreement.

Motion: Commissioner Brennan; Second: Commissioner Mooney; To approve an allowance of sand mining operations within the proposed 106' x 253.25' drainage easement within the proposed Cherry Villages plat in exchange for the dedication of additional drainage easement along Chocolate Bayou Spur adjacent to other Cherry properties for a width of 110' and an approximate length of 4,445' as defined by a Temporary Consent to Encroachment agreement

drafted by the District and authorize the Chairman to sign said agreement. Motion carried unanimously.

**G. Discussion, Consideration & Possible Action** – Commercial Development @ 1835 CR 130 – BDD4 #21114 – RSG Engineering – 1835 CR 130; southwest of the intersection of CR 127 & CR 130 in the Pearland Regional Airport.

1. Variance Request: To allow the use of the TRUEGRID paving system and to utilize that system as detention volume.

Motion: Commissioner Brennan; Second: Commissioner Rogers; To approve an allowance of additional detention volume credit when utilizing TRUEGRID as pervious cover. All commissioners opposed. Variance Request was denied.

**H. Discussion, Consideration & Possible Action** – Manvel Town Center Public Detention Ponds Phase 1A – BDD4 #18200 – BGE, Inc. – Located at the northwest intersection of SH 288 & SH 6.

1. Variance Request #1: A reduction in the required detention pond maintenance berm width from 30' to 20'.

Motion: Commissioner Brennan; Second Commissioner Rogers; To approve a reduction in the required detention pond maintenance berm width from 30' to 20'. All commissioners opposed. Variance Request was denied.

2. Variance Request #2: A reduction in the required detention pond side slope from 4:1 to 3:1.

Motion: Commissioner Brennan; Second: Commissioner Rogers; To approve a reduction in the required detention pond side slope from 4:1 to 3:1. Commissioner Rogers & Commissioner Mooney: Yes; Commissioner Brennan: No. Motion carried by majority.

## **VII. PLATS & PLAN**

**A. Discussion, Consideration & Possible Action** – Chauhdry Estates – BDD4 #21100 – Final Plat – Tetra Land Services – West side of Lee Rd. near Hughes Ranch Rd.

**B. Discussion, Consideration & Possible Action** – Redeemer Church Revision – BDD4 #19174 – Revised Final Plat – Lentz Engineering, LLC – South side of SH 6, 0.8 miles east of SH 288, just west of Iowa Ln.

**C. Discussion, Consideration & Possible Action** – Massey Oaks Development – BDD4 #20235 – Drainage Impact Analysis – R.G. Miller Engineers, Inc. – Southwest corner of Harkey Rd. and McKeever Rd.

**D. Discussion, Consideration & Possible Action** – The Manvel Plaza – BDD4 #21109 – Final Plat – Hovis Surveying Company, Inc. – Northeast intersection of CR 94 and CR 101.


**E. Discussion, Consideration & Possible Action** – Charleston Heights Detention Reserve – BDD4 #20238 – Final Plat – Odyssey Engineering Group – North side of SH 6 on the western boundary of BDD4 (approving only portions within BDD4 jurisdiction).

- F. Discussion, Consideration & Possible Action** – Three Star Commercial Tract – BDD4 #21112 – Final Plat – LJA Engineering, Inc. – Located at the northeast corner of CR 58 & Orchard Park Ln.
- G. Discussion, Consideration & Possible Action** – Commercial Subdivision at CR 59 & Kirby (Lot 3) – BDD4 #21113 – Final Plat – Daniel Scott Engineering, LLC – 11514 Magnolia Pkwy.; the west 101’ of Lot 3 at CR 59 & Kirby.
- H. Discussion, Consideration & Possible Action** – Stewart Heights Section 22 – BDD4 #21102 – Final Drainage Plan – LJA Engineering, Inc. – North of CR 58, west of Savannah Pkwy., east of the County line.
- I. Discussion, Consideration & Possible Action** – Cherry Villages – BDD4 #21110 – Final Plat – The Wilson Survey Group, Inc. – 880’ east of the West Fork of Chocolate Bayou; approximately 3500’ north of Bullard Rd.; west of SH 288.
- J. Discussion, Consideration & Possible Action** – West Lea Drainage Improvements – BDD4 #19803 – Final Drainage Plan – IDS Engineering Group – West Lea Subdivision; east side of FM 1128, north of Bailey Rd.
- K. Discussion, Consideration & Possible Action** – Pomona Water Plant #2 – BDD4 #20143 – Final Drainage Plan – LJA Engineering, Inc. – South of Pomona Pkwy. and west of Mustang Bayou.
- L. Discussion, Consideration & Possible Action** – Manvel Town Center Public Utilities Ph. 1A – BDD4 #19127 – Final Drainage Plan – BGE, Inc. – Northwest intersection of SH 288 & SH 6.
- M. Discussion, Consideration & Possible Action** – Kirby Drive Extension – BDD4 #19126 – Final Drainage Plan – BGE, Inc. – Northwest intersection of SH 288 & SH 6.
- N. Discussion, Consideration & Possible Action** – 9.5 Acres McLean Tract (BLT Storage) – BDD4 #21115 – Final Drainage Plan – GC Engineering, Inc. – 16710 McLean Rd.; south of the intersection of McLean Rd. & Bailey Rd.

Motion: Commissioner Brennan; Second: Commissioner Mooney; To approve the plats and plans as submitted based on the recommendation of Jarrod Aden, P.E., Lentz Engineering, District Engineer and staff. Motion carried unanimously.

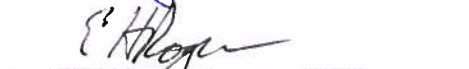
## VIII. ADJOURN

No further business, the meeting adjourned at 10:46 A.M., March 9, 2021.



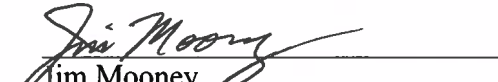
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Jeffrey H. Brennan, Chairman



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Harrison Rogers, Secretary



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Jim Mooney

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NAME	BUSINESS AFILIATION
Jim Mooney	DD #4
LEWIS BLUMER	BDD4
JARROD ADON	BDDA / LENTZ.
Don Johnson	
Adrian Gengo	BDD4
John Genaro	BDD4
Waf Moore	
Nicholas Bailey	BGE, Inc
Brian Bloomfield	WETTERMAN
MATT ADAMS	COBB FENDLEY

Jim Mooney  
Commissioner

Jeffrey Brennan  
Commissioner

Harrison Rogers  
Commissioner

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NAME	BUSINESS AFILIATION
Alan Mueller	Mussey Oaks
Ron Cox	Iowa Colony
Michelle Estes	BDD4
Samantha Martin	City of Friendswood
Jil Arias	City of Friendswood
Colette Garcia	McGrath & Co.
SCOTT FEULESS	N/A
RICHARD RHODEN	RKCW
VINAY GOEL	RG Miller

Jim Mooney  
Commissioner

Jeffrey Brennan  
Commissioner

Harrison Rogers  
Commissioner



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**NAME**

**BUSINESS AFILIATION**

*Dinh Ho*

*Adiw, LLC - Iowa Colony*

*Rajendra Shrestha*

*City of Pearland.*

*Max K. Glander*

*Drugs*

*Jim Mooney*  
Commissioner

*Jeffrey Brennan*  
Commissioner

*Harrison Rogers*  
Commissioner