



Brazoria Drainage District No. 4

A Political Subdivision of the State of Texas

Regular Meeting
No. 1

January 11, 2022
9:00 AM – Called to Order by Commissioner Brennan

Commissioners of Brazoria Drainage District No. 4 convened in session January 11, 2022 with the following Commissioners present:

Jeffrey H. Brennan

Harrison Rogers

Jim Mooney

Others Attending:

{See Attached List}

Commissioner Brennan called the meeting to order at 9:00 AM.

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

II. PUBLIC COMMENTS

NONE

III. APPROVAL OF MINUTES

A. Regular Meeting – December 7, 2021

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER ROGERS; TO APPROVE THE MINUTES FOR THE REGULAR MEETING AS SUBMITTED. MOTION CARRIED UNANIMOUSLY.

IV. APPROVAL OF CHECKS

January & February 2022

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER MOONEY; TO APPROVE THE CHECKS NUMBERED 40006 – 40082. MOTION CARRIED UNANIMOUSLY.

V. NEW BUSINESS

- A. Discussion, Consideration & Possible Action** – To approve payment for wetlands mitigation credits for the McHard Rd. detention pond project and authorize the Assistant Superintendent to sign all related documents.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER MOONEY; TO APPROVE PAYMENT OF \$63,000 FOR WETLANDS MITIGATION CREDITS FOR THE MCHARD RD. DETENTION POND PROJECT AND AUTHORIZE THE ASSISTANT SUPERINTENDENT TO SIGN ALL RELATED DOCUMENTS.
MOTION CARRIED UNANIMOUSLY.

- B. Discussion, Consideration & Possible Action** – To approve and authorize the Chairman to sign a Memorandum of Understanding with Brazoria County and Clover Acquisition Corporation pertaining to ROW abandonments and easement dedications.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER MOONEY; TO APPROVE AND AUTHORIZE THE CHAIRMAN TO SIGN A MEMORANDUM OF UNDERSTANDING WITH BRAZORIA COUNTY AND CLOVER ACQUISITION CORPORATION PERTAINING TO ROW ABANDONMENTS AND EASEMENT DEDICATIONS.
MOTION CARRIED UNANIMOUSLY.

- C. Discussion, Consideration & Possible Action** – To discontinue the Community Service Restitution Program Agreement with Brazoria County Community Supervision and Corrections Department and authorize the Superintendent to sign all related documents.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER ROGERS; TO DISCONTINUE THE COMMUNITY SERVICE RESTITUTION PROGRAM AGREEMENT WITH BRAZORIA COUNTY COMMUNITY SUPERVISION AND CORRECTIONS DEPARTMENT AND AUTHORIZE THE SUPERINTENDENT TO SIGN ALL RELATED DOCUMENTS.
MOTION CARRIED UNANIMOUSLY.

- D. Discussion, Consideration & Possible Action** – To accept a 20' wide access easement from BC MUD No. 40 near Croix Rd. at Mustang Bayou and authorize the Chairman to sign all related documents.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER MOONEY; TO ACCEPT A 20' WIDE ACCESS EASEMENT FROM BC MUD NO. 40 NEAR CROIX RD. AT MUSTANG BAYOU AND AUTHORIZE THE CHAIRMAN TO SIGN ALL RELATED DOCUMENTS.
MOTION CARRIED UNANIMOUSLY.

- E. Discussion, Consideration & Possible Action** – To accept the dedication of the 6.7978-acre Reserve "E" & Reserve "F" from Oakbrook Estates on the condition the HOA can get the required number of votes from the owners and all encroachments are removed.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER ROGERS; TO ACCEPT THE DEDICATION OF THE 6.7978-ACRE RESERVE "E" & RESERVE "F"

FROM OAKBROOK ESTATES AND WAIVE THE FEE ON THE CONDITION THE HOA CAN GET THE REQUIRED NUMBER OF VOTES FROM THE OWNERS AND ALL ENCROACHMENTS ARE REMOVED.
MOTION CARRIED UNANIMOUSLY.

F. Discussion, Consideration & Possible Action – To accept a drainage easement from Clover Acquisition Corporation within the Pearland Regional Airport and authorize the Chairman to sign all related documents.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER ROGERS; TO ACCEPT A DRAINAGE EASEMENT FROM CLOVER ACQUISITION CORPORATION WITHIN THE PEARLAND REGIONAL AIRPORT AND AUTHORIZE THE CHAIRMAN TO SIGN ALL RELATED DOCUMENTS.
MOTION CARRIED UNANIMOUSLY.

VI. VARIANCE REQUESTS

A. Discussion, Consideration & Possible Action – Bailey Water Treatment Plant – BDD4 #21-000099 – City of Pearland – North side of Bailey Ave. at Wells Dr.
Variance Request: To allow a reduction in the required depth of a utility crossing a District channel.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER ROGERS; TO ALLOW A REDUCTION IN THE REQUIRED DEPTH OF A UTILITY CROSSING A DISTRICT CHANNEL.
MOTION CARRIED UNANIMOUSLY.

B. Discussion, Consideration & Possible Action – 5202 McKnight Rd. – BDD4 #21-000101 – Daniel Scott Engineering – South side of McKnight Rd.; west of FM 1128.
Variance Request: To not count the detention pond as impervious cover.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER ROGERS; TO NOT COUNT THE DETENTION POND AS IMPERVIOUS COVER.
MOTION FAILED; ALL COMMISSIONERS OPPOSED.

C. Discussion, Consideration & Possible Action – 5202 McKnight Rd. – BDD4 #21-000102 – Daniel Scott Engineering – South side of McKnight Rd.; west of FM 1128.
Variance Request: To remove the freeboard requirement for detention ponds.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER ROGERS; TO REMOVE THE FREEBOARD REQUIREMENT FOR DETENTION PONDS.
MOTION CARRIED UNANIMOUSLY.

D. Discussion, Consideration & Possible Action – 5202 McKnight Rd. – BDD4 #21-000103
– Daniel Scott Engineering – South side of McKnight Rd.; west of FM 1128.
Variance Request: To remove the maintenance berm requirement for the detention pond.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER ROGERS; TO REMOVE THE MAINTENANCE BERM REQUIREMENT ON THE WEST AND NORTH SIDE FOR THE DETENTION POND; THE EAST AND SOUTH SIDE ARE STILL REQUIRED TO HAVE A 10' MAINTENANCE BERM.
MOTION CARRIED BY MAJORITY; COMMISSIONER MOONEY DID NOT VOTE.

E. Discussion, Consideration & Possible Action – 5202 McKnight Rd. – BDD4 #21-000104
– Daniel Scott Engineering – South side of McKnight Rd.; west of FM 1128.
Variance Request: To allow a reduction in the flowline slope requirement for a natural detention pond.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER ROGERS; TO ALLOW A REDUCTION IN THE FLOWLINE SLOPE REQUIREMENT FOR A NATURAL DETENTION POND.
MOTION CARRIED BY MAJORITY; COMMISSIONER MOONEY DID NOT VOTE.

F. Discussion, Consideration & Possible Action – 5202 McKnight Rd. – BDD4 #21-000105
– Daniel Scott Engineering – South side of McKnight Rd.; west of FM 1128.
Variance Request: To remove the requirement for a concrete overflow weir.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER ROGERS; TO REMOVE THE REQUIREMENT FOR A CONCRETE OVERFLOW WEIR.
MOTION CARRIED UNANIMOUSLY.

G. Discussion, Consideration & Possible Action – The Bend RV Park – BDD4 #21-000106
– AL&B Engineering – 3300 CR 190; west of SH 288 on the south side of CR 190.
Variance Request: To allow paving with no permanent vertical improvements within the required 15' maintenance berm of the detention pond.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER ROGERS; TO ALLOW PAVING WITH NO PERMANENT VERTICAL IMPROVEMENTS WITHIN THE REQUIRED 15' MAINTENANCE BERM OF THE DETENTION POND.
MOTION CARRIED UNANIMOUSLY.

VII. PLATS & PLAN

A. Discussion, Consideration & Possible Action – Pomona Lift Station No. 3 – BDD4 #21-000001 – Final Drainage Plan – LJA Engineering, Inc. – North of CR 58 in the southern portion of the Pomona Development; south of Mustang Bayou.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER MOONEY; TO APPROVE THE POMONA LIFT STATION No. 3 FINAL DRAINAGE PLAN (BDD4 #21-000001).
MOTION CARRIED UNANIMOUSLY.

- B. Discussion, Consideration & Possible Action** – Floor & Décor Pearland – BDD4 #21-000012 – Final Drainage Plan – JonesCarter – North of the intersection of Magnolia Pkwy. & Business Center Dr.; west side of Business Center Dr.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER ROGERS;
TO APPROVE THE FLOOR & DÉCOR PEARLAND FINAL DRAINAGE PLAN (BDD4 #21-000012).

MOTION CARRIED UNANIMOUSLY.

- C. Discussion, Consideration & Possible Action** – Pomona Kirby Drive Bridge – BDD4 #21-000015 – Final Drainage Plan – LJA Engineering, Inc. – North of CR 58 in the western portion of the Pomona Development; spans Mustang Bayou.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER MOONEY;
TO APPROVE THE POMONA KIRBY DRIVE BRIDGE FINAL DRAINAGE PLAN (BDD4 #21-000015).

MOTION CARRIED UNANIMOUSLY.

- D. Discussion, Consideration & Possible Action** – Pomona Lake “E” & “H” – BDD4 #21-000017 – Final Plat – LJA Surveying, Inc. – North of CR 58; west of SH 288 in the Pomona Development.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER MOONEY;
TO APPROVE THE POMONA LAKE “E” & “H” FINAL PLAT (BDD4 #21-000017).

MOTION CARRIED UNANIMOUSLY.

- E. Discussion, Consideration & Possible Action** – Damian Estates – BDD4 #21-000039 – Final Plat – Action Surveying – South of Mary’s Creek; west of Charles Ave.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER ROGERS;
TO APPROVE THE DAMIAN ESTATES FINAL PLAT (BDD4 #21-000039).

MOTION CARRIED UNANIMOUSLY.

- F. Discussion, Consideration & Possible Action** – Pomona Lake “D” Ph. 4 – BDD4 #21-000049 – Final Drainage Plan – LJA Engineering, Inc. – Located along Jerusalem St., north of CR 58, south of Mustang Bayou, in the southern portion of the Pomona Development.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER MOONEY;
TO APPROVE THE POMONA LAKE “D” PH. 4 FINAL DRAINAGE PLAN (BDD4 #21-000049).

MOTION CARRIED UNANIMOUSLY.

- G. Discussion, Consideration & Possible Action** – Jiffy Lube – BDD4 #21-000054 – Final Drainage Plan – Kimley-Horn Associates – Southeast of the intersection of Kirby Dr. & Magnolia Pkwy.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER ROGERS;

TO APPROVE THE JIFFY LUBE FINAL DRAINAGE PLAN (BDD4 #21-000054).
MOTION CARRIED UNANIMOUSLY.

- H. Discussion, Consideration & Possible Action** – Sharp-Dobson Tract – BDD4 #21-000064 – Drainage Impact Analysis – LJA Engineering, Inc. – Located in the southwest portion of BDD4 jurisdiction (only approving portions within BDD4 jurisdiction).

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER ROGERS;
TO APPROVE ONLY THE PORTIONS WITHIN BDD4 JURISDICTION OF THE
SHARP-DOBSON TRACT DRAINAGE IMPACT ANALYSIS (BDD4 #21-000064).
MOTION CARRIED UNANIMOUSLY.

- I. Discussion, Consideration & Possible Action** – Pomona The Grove Park – BDD4 #21-000073 – Final Drainage Plan – LJA Engineering, Inc. – Southwest corner of Pomona Pkwy. & Croix Pkwy.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER MOONEY;
TO APPROVE THE POMONA THE GROVE PARK FINAL DRAINAGE PLAN (BDD4
#21-000073).
MOTION CARRIED UNANIMOUSLY.

- J. Discussion, Consideration & Possible Action** – Pomona Montessori – BDD4 #21-000078 – Final Plat – GBI Partners, L.P. – Southeast corner of Pomona Pkwy. & Croix Pkwy.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER ROGERS;
TO APPROVE THE POMONA MONTESSORI FINAL PLAT (BDD4 #21-000078).
MOTION CARRIED UNANIMOUSLY.

- K. Discussion, Consideration & Possible Action** – Willowcrest Subdivision – BDD4 #21-000079 – Drainage Impact Analysis – Cobb, Fendley and Associates – Subdivision bound by Woody Rd., Orange St., Mykawa Rd., and Cherry St. Detention pond located at the northeast corner of Mykawa Rd. & Orange St.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER ROGERS;
TO APPROVE THE WILLOWCREST SUBDIVISION DRAINAGE IMPACT
ANALYSIS (BDD4 #21-000079).
MOTION CARRIED UNANIMOUSLY.

- L. Discussion, Consideration & Possible Action** – Pomona The Grove Park – BDD4 #21-000081 – Final Plat – LJA Surveying, Inc. – Southwest corner of Pomona Pkwy. & Croix Pkwy.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER ROGERS;
TO APPROVE THE POMONA THE GROVE PARK FINAL PLAT (BDD4 #21-000081).
MOTION CARRIED UNANIMOUSLY.

M. Discussion, Consideration & Possible Action – Guardian Self Storage – BDD4 #21-000090 – Revised Final Drainage Plan – ALJ Lindsey – 16120 SH 6; near the intersection of SH 6 & Iowa Colony Blvd.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER ROGERS;
TO APPROVE THE GUARDIAN SELF STORAGE REVISED FINAL DRAINAGE
PLAN (BDD4 #21-000090).

MOTION CARRIED UNANIMOUSLY.

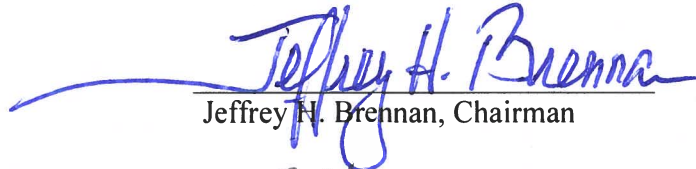
N. Discussion, Consideration & Possible Action – Pomona Lake “F” Phase 3 – BDD4 #21-000097 – Final Drainage Plan – LJA Engineering, Inc. – South of Mustang, east of CR 48, in the southern portion of the Pomona Development.

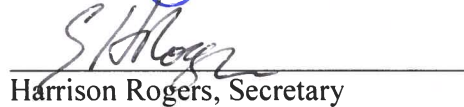
MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER ROGERS;
TO APPROVE THE POMONA LAKE “F” PHASE 3 FINAL DRAINAGE PLAN (BDD4
#21-000097).

MOTION CARRIED UNANIMOUSLY.

VIII. ADJOURN

No further business, the meeting adjourned at 10:10 A.M., January 11, 2022.


Jeffrey H. Brennan, Chairman


Harrison Rogers, Secretary


Jim Mooney

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



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January 11, 2022

Attending Regular Meeting No. 1, held by Commissioners of Brazoria Drainage District No. 4.

NAME	BUSINESS AFILIATION
Adrian Ganga	BDD4
Jim Mooney	BDD4
CHRIS ROGERS	KIMLEY-HORN
Scott Sheriden	DSE
J. W. Washington	Resident
Sam Poage	Resident
Destiny Sagredo	Residents
Scott FEULESS	CITIZEN / CANDIDATE
MORGAN R. EARLY	CITY of PEARLAND.
LEIGH BLUMER	BDD4

Jim Mooney
Commissioner

Jeffrey Brennan
Commissioner

Harrison Rogers
Commissioner

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NAME	BUSINESS AFILIATION
<i>Cameron Miller / Shawn Amunne</i>	<i>Floor & Decor plan Approval</i>
<i>STEPHEN RAY</i>	<i>COBB, FENDLEY & ASSOCIATES</i>
<i>Michelle Estes</i>	<i>BDD4</i>
<i>LASON DYER</i>	<i>BDD4</i>
<i>SARAH ROEBER</i>	<i>BDD4</i>

Jim Mooney
Commissioner

Jeffrey Brennan
Commissioner

Harrison Rogers
Commissioner