

4813 W. Broadway  
Pearland, Texas 77581



(281) 485-1434  
info@bdd4.org

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

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*A Political Subdivision of the State of Texas*

Regular Meeting  
No. 5

May 3 , 2022  
9:00 AM – Called to Order by Commissioner Brennan

Commissioners of Brazoria Drainage District No. 4 convened in session May 3, 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 – April 5, 2022**

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

### **IV. APPROVAL OF CHECK NUMBERS**

May & June 2022

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER ROGERS;  
TO APPROVE THE CHECKS NUMBERED 40343 – 40412.  
MOTION CARRIED BY MAJORITY; COMMISSIONER MOONEY DID NOT VOTE.

## V. NEW BUSINESS

- A. Discussion, Consideration & Possible Action** – To enter into an Indemnification and Hold Harmless agreement with the owners of the Magnolia Marketplace detention pond and authorize the Chairman to sign all related documents.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER MOONEY;  
TO ENTER INTO AN INDEMNIFICATION AND HOLD HARMLESS AGREEMENT  
WITH THE OWNERS OF THE MAGNOLIA MARKETPLACE DETENTION POND  
AND AUTHORIZE THE CHAIRMAN TO SIGN ALL RELATED DOCUMENTS.  
MOTION CARRIED UNANIMOUSLY.

- B. Discussion, Consideration & Possible Action** – To accept a 0.0243-acre Access Easement from Brazoria County MUD #40 to Mustang Bayou and authorize the Chairman to sign all related documents.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER ROGERS;  
TO ACCEPT A 0.0243-ACRE ACCESS EASEMENT FROM BRAZORIA COUNTY  
MUD #40 TO MUSTANG BAYOU AND AUTHORIZE THE CHAIRMAN TO SIGN  
ALL RELATED DOCUMENTS.  
MOTION CARRIED UNANIMOUSLY.

## VI. VARIANCE REQUESTS

- A. Discussion, Consideration & Possible Action** – Magnolia Marketplace – BDD4 #21-000056 – Tyler Miller – Located at the Southwest corner of the intersection of FM 1128 & Magnolia Pkwy.

Variance Request: To allow a vertical walled detention pond.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER ROGERS;  
TO ALLOW A VERTICAL WALLED DETENTION POND.  
MOTION CARRIED UNANIMOUSLY.

- B. Discussion, Consideration & Possible Action** – 9206 W. Sterling Dr. – BDD4 #22-000108 – 9206 W. Sterling Dr. adjacent to Hickory Slough.

Variance Request: To allow a permanent encroachment within a drainage easement.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER ROGERS;  
TO ALLOW A PERMANENT ENCROACHMENT WITHIN A DRAINAGE  
EASEMENT.  
MOTION DENIED; ALL COMMISSIONERS VOTED NO.

## **VII. PLATS & PLANS**

- A. Discussion, Consideration & Possible Action** – Three Star Commercial Tract – BDD4 #22-000082 – Final Plat – LJA Surveying, Inc. – Northeast corner of Orchard Park Ln. & CR 58.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER ROGERS;  
TO APPROVE THE THREE STAR COMMERCIAL TRACT FINAL PLAT (BDD4 #22-000082).  
MOTION CARRIED UNANIMOUSLY.

- B. Discussion, Consideration & Possible Action** – Pomona Section 27 – BDD4 #22-000077 – Final Plat – LJA Surveying, Inc. – West of future Kirby Dr., south of Mustang Bayou.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER ROGERS;  
TO APPROVE THE POMONA SECTION 27 FINAL PLAT (BDD4 #22-000077).  
MOTION CARRIED UNANIMOUSLY.

- C. Discussion, Consideration & Possible Action** – Pomona Section 25 – BDD4 #22-000075 – Final Plat – LJA Surveying, Inc. – East of future Kirby Dr., south of Mustang Bayou.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER MOONEY;  
TO APPROVE THE POMONA SECTION 25 FINAL PLAT (BDD4 #22-000075).  
MOTION CARRIED UNANIMOUSLY.

- D. Discussion, Consideration & Possible Action** – Pomona Section 24 – BDD4 #22-000074 – Final Plat – LJA Surveying, Inc. – East of future Kirby Dr., south of Mustang Bayou.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER ROGERS;  
TO APPROVE THE POMONA SECTION 24 FINAL PLAT (BDD4 #22-000074).  
MOTION CARRIED UNANIMOUSLY.

- E. Discussion, Consideration & Possible Action** – Kirby Dr. Street Dedication No. 3 – BDD4 #22-000070 – Final Plat – LJA Surveying, Inc. – North of CR 58, east of CR 48.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER MOONEY;  
TO APPROVE THE KIRBY DR. STREET DEDICATION NO. 3 FINAL PLAT (BDD4 #22-000070).  
MOTION CARRIED UNANIMOUSLY.

- F. Discussion, Consideration & Possible Action** – Bay Area Equestrian Center – BDD4 #22-000066 – Final Plat – The Wilson Survey Group, Inc. – South side of Broadway along Mary's Creek; 2006 E. Broadway.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER ROGERS;  
TO APPROVE THE BAY AREA EQUESTRIAN CENTER FINAL PLAT (BDD4 #22-000066).

MOTION CARRIED UNANIMOUSLY.

- G. Discussion, Consideration & Possible Action** – JT Plaza III – BDD4 #22-000065 – Final Plat – Advance Surveying, Inc. – South side of Fite Rd., between CR 289 & CR 389.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER ROGERS;  
TO APPROVE THE JT PLAZA III FINAL PLAT (BDD4 #22-000065).  
MOTION CARRIED UNANIMOUSLY.

- H. Discussion, Consideration & Possible Action** – Creekside at Highland Glen Master Development – BDD4 #22-000055 – Final Plat – LJA Engineering, Inc. – East of Pearland Pkwy., west of Clear Creek.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER ROGERS;  
TO APPROVE THE CREEKSIDE AT HIGHLAND GLEN MASTER DEVELOPMENT  
FINAL PLAT (BDD4 #22-000055).  
MOTION CARRIED BY MAJORITY; COMMISSIONER MOONEY DID NOT VOTE.

- I. Discussion, Consideration & Possible Action** – Massey Oaks Section 2 – BDD4 #22-000054 – Final Plat – Miller Survey Group – South of CR 100, east of the American Canal, & west of Harkey Rd.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER ROGERS;  
TO APPROVE THE MASSEY OAKS SECTION 2 FINAL PLAT (BDD4 #22-000054).  
MOTION CARRIED UNANIMOUSLY.

- J. Discussion, Consideration & Possible Action** – Massey Oaks Section 1 – BDD4 #22-000053 – Final Plat – Miller Survey Group – South of CR 100, east of the American Canal, & west of Harkey Rd.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER ROGERS;  
TO APPROVE THE MASSEY OAKS SECTION 1 FINAL PLAT (BDD4 #22-000053).  
MOTION CARRIED UNANIMOUSLY.

- K. Discussion, Consideration & Possible Action** – Manvel Town Center Phase 1B – BDD4 #22-000043 – Final Plat – BGE, Inc. – Northwest corner of SH 288 & SH 6.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER MOONEY;  
TO APPROVE THE MANVEL TOWN CENTER PHASE 1B FINAL PLAT (BDD4 #22-000043).  
MOTION CARRIED UNANIMOUSLY.

- L. Discussion, Consideration & Possible Action** – Creekside at Highland Glen Section 1 – BDD4 #22-000039 – Final Plat – LJA Engineering, Inc. – East of Pearland Pkwy., west of Clear Creek.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER ROGERS;

TO APPROVE THE CREEKSIDE AT HIGHLAND GLEN SECTION 1 FINAL PLAT (BDD4 #22-000039).  
MOTION CARRIED UNANIMOUSLY.

- M. Discussion, Consideration & Possible Action** – Kirby Dr. Street Dedication No. 2 – BDD4 #22-000034 – Final Plat – LJA Surveying, Inc. – Southeast intersection of Pomona Pkwy. & Kirby Dr.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER ROGERS;  
TO APPROVE THE KIRBY DR. STREET DEDICATION NO. 2 FINAL PLAT (BDD4 #22-000034).  
MOTION CARRIED UNANIMOUSLY.

- N. Discussion, Consideration & Possible Action** – Manvel Town Center Private Plans Ph. 1A – BDD4 #22-000030 – Revised Final Drainage Plan – BGE, Inc. – Northwest corner of SH 288 & SH 6.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER ROGERS;  
TO APPROVE THE MANVEL TOWN CENTER PRIVATE PLANS PH. 1A REVISED FINAL DRAINAGE PLAN (BDD4 #22-000030).  
MOTION CARRIED UNANIMOUSLY.

- O. Discussion, Consideration & Possible Action** – Cooper Park – BDD4 #22-000098 – Revised Final Drainage Plan – Baker & Lawson, Inc. – North of Hastings Cannon Rd., south of CR 100; 18500 Pearland Sites Rd.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER ROGERS;  
TO APPROVE THE COOPER PARK REVISED FINAL DRAINAGE PLAN (BDD4 #22 000098).  
MOTION CARRIED UNANIMOUSLY.

- P. Discussion, Consideration & Possible Action** – Pomona Section 28 – BDD4 #22-000089 – Final Plat – LJA Engineering, Inc. – North of Croix Rd., South of Mustang Bayou, & east of CR 48.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER ROGERS;  
TO APPROVE THE POMONA SECTION 28 FINAL PLAT (BDD4 #22-000089).  
MOTION CARRIED UNANIMOUSLY.

- Q. Discussion, Consideration & Possible Action** – Pomona Section 26 – BDD4 #22-000076 – Final Plat – LJA Surveying, Inc. – East of future Kirby Dr., south of Mustang Bayou.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER ROGERS;  
TO APPROVE THE POMONA SECTION 26 FINAL PLAT (BDD4 #22-000076).  
MOTION CARRIED UNANIMOUSLY.

- R. Discussion, Consideration & Possible Action** – Massey Oaks Section 5 – BDD4 #22-000021 – Final Drainage Plan – R.G. Miller Engineers, Inc. – South of CR 100, west of Harkey Rd., & east of the American Canal.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER ROGERS;  
TO APPROVE THE MASSEY OAKS SECTION 5 FINAL DRAINAGE PLAN (BDD4 #22-000021).

MOTION CARRIED BY MAJORITY; COMMISSIONER ROGERS DID NOT VOTE.

- S. Discussion, Consideration & Possible Action** – Massey Oaks Section 3 – BDD4 #22-000003 – Final Drainage Plan – R.G. Miller Engineers, Inc. – South of CR 100, west of Harkey Rd., & east of the American Canal.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER ROGERS;  
TO APPROVE THE MASSEY OAKS SECTION 3 FINAL DRAINAGE PLAN (BDD4 #22-000003).

MOTION CARRIED UNANIMOUSLY.

- T. Discussion, Consideration & Possible Action** – Pearland Warehouse – BDD4 #21-000107 – Final Drainage Plan – ALJ Lindsey – Northwest corner of CR 59 & CR 48.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER MOONEY;  
TO APPROVE THE PEARLAND WAREHOUSE FINAL DRAINAGE PLAN (BDD4 #21-000107).

MOTION CARRIED UNANIMOUSLY.

- U. Discussion, Consideration & Possible Action** – St. Julitta Coptic Orthodox Church – BDD4 #22-000064 – Final Plat – Windrose Land Services – North of Broadway, east of Zapalac Rd., & west of Westgate Park Subdivision.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER ROGERS;  
TO APPROVE THE ST. JULITTA COPTIC ORTHODOX CHURCH FINAL PLAT (BDD4 #22-000064).

MOTION CARRIED UNANIMOUSLY.

- V. Discussion, Consideration & Possible Action** – Freddie's – BDD4 #22-000036 – Final Plat – Windrose Land Services – Southwest intersection of SH 35 & Clear Creek.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER ROGERS;  
TO APPROVE THE FREDDIE'S FINAL PLAT (BDD4 #22-000036).

MOTION CARRIED UNANIMOUSLY.

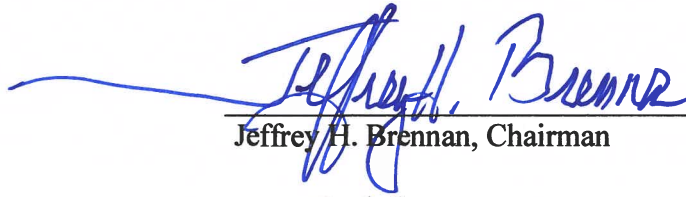
- W. Discussion, Consideration & Possible Action** – Massey Oaks Section 4 – BDD4 #22-000004 – Final Drainage Plan – R.G. Miller Engineers, Inc. – South of CR 100, west of Harkey Rd., & east of the American Canal.

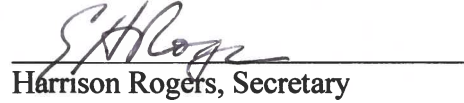
MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER ROGERS;

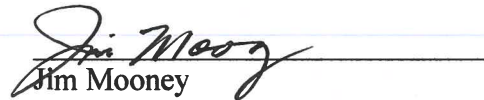
TO APPROVE THE MASSEY OAKS SECTION 4 FINAL DRAINAGE PLAN (BDD4  
#22-000004).  
MOTION CARRIED UNANIMOUSLY.

**VIII. ADJOURN**

NO FURTHER BUSINESS. COMMISSIONER BRENNAN CALLED FOR  
ADJOURNMENT AT 9:51 A.M., May 3, 2022.

  
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Jeffrey H. Brennan, Chairman

  
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Harrison Rogers, Secretary

  
\_\_\_\_\_  
Jim Mooney

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

*A Political Subdivision of the State of Texas*

May 03, 2022

Attending Regular Meeting No. 5, held by Commissioners of Brazoria Drainage District No. 4.

NAME	BUSINESS AFILIATION
Adrian Geyo	BDD4
Jim Mooney	BDD4
Troy Nixon	R.G. Miller Eng.
David Osborne	DWRW Holdings
Robert Harris	DWRW Holdings
Lynn Almond	Bay Area Equestrian Ctr.
SCOTT FEULESS	CANDIDATE
Adam France	BGE, Inc.
JARROD ADON	LENTZ / BDD4
Michelle Estes	BDD4

Jim Mooney  
Commissioner

Jeffrey Brennan  
Commissioner

Harrison Rogers  
Commissioner



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May 03, 2022

Attending Regular Meeting No. 5, held by Commissioners of Brazoria Drainage District No. 4.

**NAME**

**BUSINESS AFILIATION**

LEIGH BLUMER

BDD4

J Washington

Candidate

Christ Goebel

BDD4

Daniela Garza

BDD4

Jim Mooney  
Commissioner

Jeffrey Brennan  
Commissioner

Harrison Rogers  
Commissioner