

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. 6

June 7, 2022  
9:00 AM – Called to Order by Commissioner Brennan

Commissioners of Brazoria Drainage District No. 4 convened in session June 7, 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**

THE BOARD RECEIVED PUBLIC COMMENTS FROM THE FOLLOWING INDIVIDUALS:

- BILL TRAHAN
- MARY DAVIS-GRANGER
- MICHELL FALZON

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

#### **A. Regular Meeting – May 3, 2022**

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

#### **B. Special Meeting – May 16, 2022**

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

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

June & July 2022

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER MOONEY;  
TO APPROVE THE CHECKS NUMBERED 40413 – 40492.

MOTION CARRIED BY MAJORITY; COMMISSIONER MOONEY DID NOT VOTE.

#### **V. NEW BUSINESS**

**A. Discussion, Consideration & Possible Action** – The Landing at Pearland development and the existing Pearland Regional Airport detention system.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER ROGERS;  
TO RECEIVE A STATUS REPORT FROM STAFF PERTAINING TO THE LANDING AT PEARLAND DEVELOPMENT AND THE EXISTING PEARLAND REGIONAL AIRPORT DETENTION SYSTEM.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER MOONEY;  
THAT THIS DISTRICT NOT APPROVE ANYMORE DEVELOPMENT ON THE AIRPORT AND/OR WITHIN THE LANDING UNTIL THIS DISTRICT IS CLEAR IN UNDERSTAND ON HOW THIS DETENTION POND IS GOING TO DRAIN FROM THE LANDING AND AN UPDATED DRAINAGE IMPACT ANALYSIS IS DONE ON THE AIRPORT AND THE DETENTION POND OF THE AIRPORT IS BROUGHT UP TO THE DISTRICT'S STANDARDS AND MEETS OUR REQUIREMENTS.

MOTION CARRIED BY MAJORITY.      COMMISSIONER BRENNAN – YES  
COMMISSIONER MOONEY – YES  
COMMISSIONER ROGERS – NO

**B. Discussion, Consideration & Possible Action** – To announce the stormwater quality virtual public involvement session for the District.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER ROGERS;  
TO ANNOUNCE THE OPENING OF THE VIRTUAL PUBLIC INVOLVEMENT SESSION FOR STORMWATER QUALITY BEGINNING ON JULY 1<sup>ST</sup> AND CLOSING ON JULY 31<sup>ST</sup>. INFORMATION CAN BE FOUND ON OUR WEBSITE AT BDD4.ORG.  
MOTION CARRIED UNANIMOUSLY.

**C. Discussion, Consideration & Possible Action** – To award a bid for the Mimosa Acres detention project.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER MOONEY;  
TO AWARD A BID FOR BDD4 #20814 THE MIMOSA ACRES DETENTION PROJECT TO DC CONTRACTING SERVICES IN THE AMOUNT OF \$566,000.  
MOTION CARRIED UNANIMOUSLY.

**D. Discussion, Consideration & Possible Action** – To accept the recommendation of The Property Tax Resale Committee of Brazoria County for the following property held in trust within the District: Account Number 0213-0020-000.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER ROGERS;  
TO ACCEPT THE RECOMMENDATION OF THE PROPERTY TAX RESALE  
COMMITTEE OF BRAZORIA COUNTY FOR THE FOLLOWING PROPERTY HELD IN  
TRUST WITHIN THE DISTRICT: ACCOUNT NUMBER 0213-0020-000.  
MOTION CARRIED UNANIMOUSLY.

## **VI. VARIANCE REQUESTS**

**A. Discussion, Consideration & Possible Action** – Del Bello Section 8 – BDD4 #22-000131  
– Lacey Bell – Northeast of the intersection of SH 288 & SH 6.  
Variance Request: To allow a utility easement within a drainage easement.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER ROGERS;  
TO APPROVE THE REQUESTED VARIANCE ALLOWING A 30' UTILITY EASEMENT  
FOR WATERLINE CONSTRUCTION PURPOSES CONTINGENT UPON ABOVE  
GROUND IMPROVEMENTS BE POSITIONED WITHIN THE NORTHERN MOST 10' OF  
THE EASEMENT.  
MOTION CARRIED UNANIMOUSLY.

**B. Discussion, Consideration & Possible Action** – Kemlon – BDD4 #22-000123 – Alison  
Jarvis – 1424 N. Main St.; west side of SH 35, south of Knapp Rd.  
Variance Request: To allow concrete paving on a maintenance berm.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER ROGERS;  
TO APPROVE THE REQUESTED VARIANCE ALLOWING CONCRETE PAVING ON A  
MAINTENANCE BERM CONTINGENT UPON IMPROVEMENTS BE LIMITED TO  
CONCRETE FLAT PAVING AND A 6" CONCRETE CURB.  
MOTION CARRIED UNANIMOUSLY.

**C. Discussion, Consideration & Possible Action** – M&M Storage – BDD4 #22-000132 –  
Miguel Saucedo – Northwest of the intersection of SH 35 & CR 281.  
Variance Request: To deviate from the pumped detention pond rules.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER ROGERS;  
TO ALLOW UP TO 100% OF POND CAPACITY TO BE PUMPED.  
MOTION CARRIED BY MAJORITY; COMMISSIONER MOONEY DID NOT VOTE.

## **VII. PLATS & PLANS**

**A. Discussion, Consideration & Possible Action** – McLean Rd. Tract – BDD4 #22-000107 –  
Revised Final Drainage Plan – GC Engineering, Inc. – 16710 McLean Rd.; west side of  
McLean Rd., south of Bailey Rd.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER ROGERS;  
TO APPROVE THE REVISION TO THE DRAINAGE PLAN PREVIOUSLY APPROVED  
BY THE BOARD WHICH PROPOSES SMALLER PUMPS FOR THE STORMWATER  
PUMP STATION IN CONFORMANCE WITH THE DISTRICT'S RULES, REGULATIONS,  
& GUIDELINES AS CLOUDED ON THE REVISED DRAINAGE PLAN.  
MOTION CARRIED UNANIMOUSLY.

**B. Discussion, Consideration & Possible Action** – Del Bello Section 8 – BDD4 #22-000128  
– Revised Final Plat – LJA Engineering, Inc. – Northeast of the intersection of SH 288 &  
SH 6.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER ROGERS;  
TO APPROVE THE DEL BELLO SECTION 8 REVISDE FINAL PLAT.  
MOTION CARRIED UNANIMOUSLY.

**C. Discussion, Consideration & Possible Action** – Pearland Medical Commons Ph. 2 –  
BDD4 #22-000102 – Final Drainage Plan – LJA Engineering, Inc. – Located at the  
southwest intersection of Broadway & Cullen.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER MOONEY;  
TO APPROVE THE PEARLAND MEDICAL COMMONS PH. 2 FINAL DRAINAGE  
PLAN.  
MOTION CARRIED UNANIMOUSLY.

**D. Discussion, Consideration & Possible Action** – Massey Oaks West Lake – BDD4 #22-  
000097 – Final Plat – Miller Survey Group – South of CR 100, west of Veterans Dr., & east  
of the American Canal.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER ROGERS;  
TO APPROVE THE MASSEY OAKS WEST LAKE FINAL PLAT.  
MOTION CARRIED UNANIMOUSLY.

**E. Discussion, Consideration & Possible Action** – Massey Oaks East Lake – BDD4 #22-  
000096 – Final Plat – Miller Survey Group – South of CR 100, west of Veterans Dr., & east  
of the American Canal.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER ROGERS;  
TO APPROVE THE MASSEY OAKS EAST LAKE FINAL PLAT.  
MOTION CARRIED BY MAJORITY. COMMISSIONER MOONEY DID NOT VOTE.

**F. Discussion, Consideration & Possible Action** – Massey Oaks Section 5 – BDD4 #22-  
000095 – Final Plat – Miller Survey Group – South of CR 100, west of Veterans Dr., & east  
of the American Canal.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER ROGERS;  
TO APPROVE THE MASSEY OAKS SECTION 5 FINAL PLAT.  
MOTION CARRIED BY MAJORITY. COMMISSIONER MOONEY DID NOT VOTE.

**G. Discussion, Consideration & Possible Action** – Massey Oaks Section 4 – BDD4 #22-000094 – Final Plat – Miller Survey Group – South of CR 100, west of Veterans Dr., & east of the American Canal.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER ROGERS;  
TO APPROVE THE MASSEY OAKS SECTION 4 FINAL PLAT.  
MOTION CARRIED BY MAJORITY. COMMISSIONER MOONEY DID NOT VOTE.

**H. Discussion, Consideration & Possible Action** – Massey Oaks Section 3 – BDD4 #22-000093 – Final Plat – Miller Survey Group – South of CR 100, west of Veterans Dr., & east of the American Canal.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER ROGERS;  
TO APPROVE THE MASSEY OAKS SECTION 3 FINAL PLAT.  
MOTION CARRIED BY MAJORITY. COMMISSIONER MOONEY DID NOT VOTE.

**I. Discussion, Consideration & Possible Action** – Creekside at Highland Glen Ultimate – BDD4 #22-000086 – Drainage Impact Analysis – LJA Engineering, Inc. – Southeast of the intersection of Pearland Pkwy. & McHard Rd.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER ROGERS;  
TO APPROVE THE CREEKSIDE AT HIGHLAND GLEN ULTIMATE DRAINAGE  
IMPACT ANALYSIS.  
MOTION CARRIED UNANIMOUSLY.

**J. Discussion, Consideration & Possible Action** – Valencia Drainage Study – BDD4 #22-000029 – Drainage Impact Analysis – LJA Engineering, Inc. – Northeast of the intersection of SH 288 & SH 6 (only approving portions with BDD4 jurisdiction).

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER MOONEY;  
TO APPROVE THE VALENCIA DRAINAGE IMPACT ANALYSIS – ONLY PORTIONS  
WITHIN BDD4 JURISDICTION.  
MOTION CARRIED UNANIMOUSLY.

**K. Discussion, Consideration & Possible Action** – Creekside at Highland Glen Phase 1 – BDD4 #22-000026 – Drainage Impact Analysis – LJA Engineering, Inc. – Southeast of the intersection of Pearland Pkwy. & McHard Rd.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER ROGERS;  
TO APPROVE THE CREEKSIDE AT HIGHLAND GLEN PHASE 1 DRAINAGE IMPACT  
ANALYSIS. PUBLIC COMMENT RECEIVED FROM VANESSA RODRIGUEZ.  
MOTION CARRIED BY MAJORITY; COMMISSIONER MOONEY DID NOT VOTE.

**L. Discussion, Consideration & Possible Action** – Coles Flea Market – BDD4 #22-000020 – Final Drainage Plan – PRD Engineering – Located at the southwest intersection of SH 35 & Clear Creek.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER ROGERS;  
TO APPROVE THE COLES FLEA MARKET FINAL DRAINAGE PLAN.  
MOTION CARRIED BY MAJORITY; COMMISSIONER MOONEY DID NOT VOTE.

**M. Discussion, Consideration & Possible Action** – Massey Oaks Lift Station – BDD4 #22-000018 – Final Drainage Plan – RG Miller Engineers – South of CR 100, west of Veterans Dr., & east of the American Canal.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER ROGERS;  
TO APPROVE THE MASSEY OAKS LIFT STATION FINAL DRAINAGE PLAN.  
MOTION CARRIED UNANIMOUSLY.

**N. Discussion, Consideration & Possible Action** – 1306 Loop Dr. – BDD4# 22-000006 – Final Drainage Plan – AL&B Engineering Services, LLC – Southwest of the intersection of Marydean St. & Loop Dr.

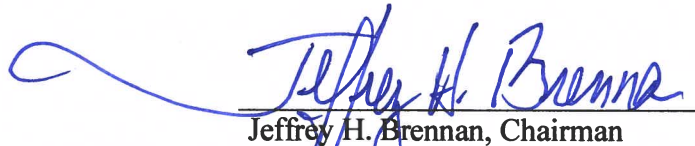
MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER MOONEY;  
TO APPROVE THE 1306 LOOP DR. FINAL DRAINAGE PLAN.  
MOTION CARRIED UNANIMOUSLY.

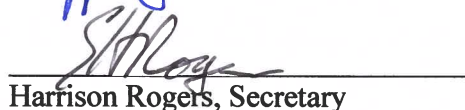
**O. Discussion, Consideration & Possible Action** – Kiddie Academy Savannah Lakes Accessory Building – BDD4# 21-000028 – Final Drainage Plan – ALJ Lindsey, LLC – Northwest intersection of Post Rd. & Savannah Pkwy.

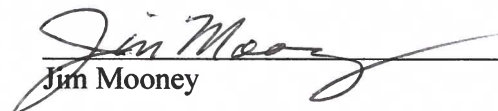
MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER ROGERS;  
TO APPROVE THE KIDDIE ACADEMY SAVANNAH LAKES ACCESSORY BUILDING FINAL DRAINAGE PLAN.  
MOTION CARRIED UNANIMOUSLY.

## VIII. ADJOURN

NO FURTHER BUSINESS. COMMISSIONER BRENNAN CALLED FOR  
ADJOURNMENT AT 10:20 A.M., JUNE 7, 2022.

  
\_\_\_\_\_  
Jeffrey H. Brennan, Chairman

  
\_\_\_\_\_  
Harrison Rogers, Secretary

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

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June 07, 2022

Attending Regular Meeting No. 6, held by Commissioners of Brazoria Drainage District No. 4.

NAME	BUSINESS AFILIATION
Jim Mooney	BDD 4
Adrian Genya	BDD 4
Mary Granger	Pearland Airport
Bill Trshan	" "
P.G. Crouch	Life Flight - owner of facilities
DEBBY PATRICK	PEARLAND AIRPORT
Scott AEWIST	PEARLAND AIRPORT
JW Washington	BDD 4 Candidate
GLEN JONES	
Mike Elliott	

Jim Mooney  
Commissioner

Jeffrey Brennan  
Commissioner

Harrison Rogers  
Commissioner

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NAME	BUSINESS AFILIATION
Robert Bowling	RESIDENT
Jeff Bean	Resident
Linda Blacklock	Resident
J. E. Shedd	Resident
Ina Bla	Resident
Greg Blacklock	Resident
Randy WAHLBERG	BUSINESS OWNER
Vanessa Rodriguez	Developer Beazer Homes.
Troy Nixon	RA Miller Engineers
Wesley Moore	Wm. Intersch

Jim Mooney  
Commissioner

Jeffrey Brennan  
Commissioner

Harrison Rogers  
Commissioner



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NAME	BUSINESS AFILIATION
Wyatt Tompkins	Hammers by Aviation
DANA DREW	Homeowner
SCOTT FEULESS	CANDIDATE
Clint Goebel	BDD4
RONK DARR	DESIGNER
BRIAN EDWARDS	LJA
Charlie Hainline	Warbird Aero
Jack Day	Life Flight
Harry Hunt	Hunt Family
Samantha Haritos	City of Friendswood

Jim Mooney  
Commissioner

Jeffrey Brennan  
Commissioner

Harrison Rogers  
Commissioner

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NAME	BUSINESS AFILIATION
Bailey Cuadra	Hillwood Communities
Amanda Barbrier	LJA
Jacob Genaro	Citizen
Gonzalo Rodriguez	Citizen

Jim Mooney  
Commissioner

Jeffrey Brennan  
Commissioner

Harrison Rogers  
Commissioner

# BRAZORIA DRAINAGE DISTRICT #4

## CITIZEN REQUEST TO ADDRESS THE BOARD

OPEN MEETING DATE: 6/7/22

To address the Drainage District Board of Commissioners, this form must be filled out and turned in prior to the beginning of the meeting.

Please select the appropriate check box below and fill out the information at the bottom of this page. This request form must be turned into the Administrative Assistant, Sarah Roeber, no later than 5-minutes before the start of the meeting.

### Speaker Request

Check the appropriate box below:

☐ I wish to address the Commissioners regarding agenda item number when the Commissioners open this item up for discussion.  
\_\_\_\_\_ (example: Item V.A.)

☒ I wish to address the Commissioners in the Public Comments section. Fill out a brief description of the topic to be addressed below.

Note: Addressing the Commissioners in this section will only allow you to speak for the allotted amount of time; there can not be any deliberation with the Commissioners during this time.

DRAINAGE C THE LENDING PERSONS AFTER

Name: Bill Traston

Address: 1305 Oak Hollow Dr. Friendswood

Phone: 713-899-1810

Group/Organization Represented: PRR



## BRAZORIA DRAINAGE DISTRICT #4

### CITIZEN REQUEST TO ADDRESS THE BOARD

OPEN MEETING DATE: June 7, 2022 @ 9am

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#### Speaker Request

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Public Comments (example: Item V.A.)

Airport Drainage system - increased capacity for new development on airport



I wish to address the Commissioners in the Public Comments section. Fill out a brief description of the topic to be addressed below.

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Name: Mary Davis - Granger

Address: 17808 Airfield Ln Pearland, Tx 77581

Phone: (832) 723-7466

Group/Organization Represented: Resident KLUJ airport



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AIRPORT DRAINAGE (example: Item V.A.)



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DRAINAGE AT AIRPORT  
\_\_\_\_\_  
\_\_\_\_\_

Name: MICHELE FALZON

Address: 1711 CR 130

Phone: 713-824-9840

Group/Organization Represented: \_\_\_\_\_

\_\_\_\_\_

## BRAZORIA DRAINAGE DISTRICT #4

### CITIZEN REQUEST TO ADDRESS THE BOARD OPEN MEETING DATE: \_\_\_\_\_

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#### Speaker Request

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V.A. (example: Item V.A.)



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Name: Wyatt Tompkins

Address: 17807 CR 125 Pearland, TX 77581

Phone: 832-594-5528

Group/Organization Represented: Hammersley Aviation

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## BRAZORIA DRAINAGE DISTRICT #4

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  V A   (example: Item V.A.)



I wish to address the Commissioners in the Public Comments section. Fill out a brief description of the topic to be addressed below.

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Drainage of Waste Water into Retention  
ditcher 148,500 gallons capacity a day  
Plus Rain Water - Flooding + Existing Flooding

Name: A.G. Crouch

Address: 235 West Sealy St Alvin, Tx

Phone: 281-331-5288

Group/Organization Represented: OWNER OF Facilities occupied  
By Life Flight

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### Speaker Request

Check the appropriate box below:



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V.K.

(example: Item V.A.)

Drainage Impact Analysis- creekside at Highland Glen Ph I



I wish to address the Commissioners in the Public Comments section. Fill out a brief description of the topic to be addressed below.

Note: Addressing the Commissioners in this section will only allow you to speak for the allotted amount of time; there can not be any deliberation with the Commissioners during this time.

→ We request staff to consider approving our construction plans with this approved agenda item in order to release approval of construction plans from the city of Pearland. Plans are administratively reviewed and completed. This would save vs 45 days in starting construction in a very tight timeline.

Name:

Vanessa Rodriguez

Address:

10235 W Little York, Suite 200, Houston TX 77020

Phone:

281 948 3510

Group/Organization Represented:

Beazer Homes