

4813 W. Broadway
Pearland, Texas 77581



(281) 485-1434
info@bdd4.org

Brazoria Drainage District No. 4

A Political Subdivision of the State of Texas

Regular Meeting
No. 2

February 7, 2023
9:00 AM – Called to Order by Commissioner Brennan

Commissioners of Brazoria Drainage District No. 4 convened in session February 7, 2023 with the following Commissioners present:

Jeffrey H. Brennan

Scott Feuleless

Jim Mooney

Others Attending:

See Attached List

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

II. PUBLIC COMMENTS

1 – DREW TIFFANY – BGE, INC. – REQUESTED DISTRICT TO CONSIDER APPROVAL OF ITEMS VI.G. & VI.H. OF THIS AGENDA.

III. APPROVAL OF MINUTES

A. Regular Meeting – January 10, 2023

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

B. Special Meeting – January 18, 2023

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

IV. APPROVAL OF CHECK NUMBERS

February 2023 & March 2023

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;
TO APPROVE THE CHECKS NUMBERED 41122 – 41195.
MOTION CARRIED UNANIMOUSLY.

V. NEW BUSINESS

A. Discussion, Consideration & Possible Action – To designate a banking depository, per section 49.156 of the Texas Water Code for a term of two years, beginning February 15, 2023 and ending February 15, 2025.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER MOONEY;
TO DESIGNATE PEARLAND STATE BANK AS THE DISTRICT'S BANKING
DEPOSITORY.
MOTION CARRIED UNANIMOUSLY.

B. Discussion, Consideration & Possible Action – To accept and approve the annual financial audit for the fiscal year ending September 30, 2022 as prepared by McGrath & Co., PLLC – CPAs and authorize the Chairman to sign and submit the Annual Filing Affidavit to the TCEQ.

1ST MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;
TO LISTEN TO THE AUDITOR COLLETTE AND DISCUSS THE AUDIT.
2ND MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;
TO RECEIVE THE AUDIT INTO THE RECORDS OF THE DISTRICT.
MOTION CARRIED UNANIMOUSLY.

VI. VARIANCE REQUESTS

A. Discussion, Consideration & Possible Action – Pond Expansion at Cullen and McHard – BDD4 #23-000006 – ALJ Lindsey – Northeast corner of Cullen & McHard.
Variance Request: Request for existing sidewalks and drive aisle paving (no vertical improvements) to remain on the maintenance berm of the expanded detention pond.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;
TO ALLOW EXISTING SIDEWALKS AND DRIVE AISLE PAVING WITH NO VERTICAL
IMPROVEMENTS TO REMAIN ON THE MAINTENANCE BERM OF THE EXPANDED
DETENTION POND.
MOTION CARRIED UNANIMOUSLY.

B. Discussion, Consideration & Possible Action – Alexander Section 1 and Stormwater Pump Station – BDD4 #23-000011 – LJA Engineering, Inc. – West of SH 35 and north of Bailey Road.

Variance Request: Request to complete construction of Alexander Section 1 without the completion of the storm water pump station.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;
TO ALLOW CONSTRUCTION OF ALEXANDER SECTION 1 WITHOUT THE COMPLETION OF THE STORM WATER PUMP STATION.

AMENDED MOTION #1: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;

TO GRANT THIS VARIANCE REQUEST FOR 180-DAYS FROM REGULAR MEETING DATE.

AMENDED MOTION #2: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;

APPROVED VARIANCE REQUEST IS CONTINGENT ON AN UPDATED DRAINAGE IMPACT ANALYSIS BEING APPROVED BY THE BOARD.

MOTION CARRIED UNANIMOUSLY.

C. Discussion, Consideration & Possible Action – 5331 W. Orange Street – BDD4 #23-000012 – Mission Engineering – Northwest corner of W. Orange Street and Woody Road in Pearland.

Variance Request: Request to allow reduction of overall easement width to 82 feet.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER MOONEY;
TO ALLOW A REDUCTION OF THE OVERALL EASEMENT WIDTH TO 82 FEET.
MOTION CARRIED UNANIMOUSLY.

D. Discussion, Consideration & Possible Action – Time Mart at Trammel Fresno – BDD4 #23-000013 – MRA Architects – Southwest corner of CR 58 & CR 48.

Variance Request: Request to allow vertical retaining wall in lieu of 4:1 earthen slopes.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER MOONEY;
TO APPROVE ALLOWING A VERTICAL RETAINING WALL IN LIEU OF 4:1 EARTHEN SLOPE ON THE CONDITION THAT THEY USE AN 8:1 CONCRETE LINED RAMP WITH CONCRETE LANDINGS AT THE TOP AND BOTTOM AS SHOWN IN THE PROVIDED EXHIBIT.

MOTION CARRIED UNANIMOUSLY.

E. Discussion, Consideration & Possible Action – Proposed Pearland Asian Town Commercial Development – BDD4 #23-000021 – Adico, LLC – Northwest Corner of W Broadway Street and Old Max Road.

Variance Request: Request to allow vertical retaining wall in lieu of 4:1 earthen slopes.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER MOONEY;
TO ALLOW A VERTICAL RETAINING WALL IN LIEU OF 4:1 EARTHEN SLOPE ON THE
CONDITION THAT THEY USE AN 8:1 CONCRETE LINED RAMP WITH CONCRETE
LANDINGS AT THE TOP AND BOTTOM.
MOTION CARRIED UNANIMOUSLY.

F. Discussion, Consideration & Possible Action – Proposed Pearland Asian Town Commercial Development – BDD4 #23-000026 – Adico, LLC – Northwest Corner of W Broadway Street and Old Max Road.

Variance Request: Request to allow 10 foot maintenance berm for private pond.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER MOONEY;
TO ALLOW A 10-FOOT MAINTENANCE BERM FOR A PRIVATE POND.
MOTION CARRIED UNANIMOUSLY.

G. Discussion, Consideration & Possible Action – Sedona Lakes Mustang Bayou Channel Improvements – BDD4 #23-000023 – BGE, Inc. – East of Future County Road 94, North of Country Road 58/Croix Road.

Variance Request: Request to allow 30 foot shared maintenance berm.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER MOONEY;
TO ALLOW A 30-FOOT SHARED MAINTENANCE BERM WITHIN A DISTRICT ROW.
MOTION CARRIED UNANIMOUSLY.

H. Discussion, Consideration & Possible Action – Sedona Lakes Mustang Bayou Channel Improvements – BDD4 #23-000024 – BGE, Inc. – East of Future County Road 94, North of Country Road 58/Croix Road.

Variance Request: Request to waive backslope interceptor requirement.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER MOONEY;
TO WAIVE THE BACKSLOPE INTERCEPTOR REQUIREMENT.
AMENDED MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER
FEULESS;
TO WAIVE THE BACKSLOPE INTERCEPTOR REQUIREMENT ONLY IF THE POND IS
CONSTRUCTED FIRST.
MOTION CARRIED UNANIMOUSLY.

- I. Discussion, Consideration & Possible Action** – 3927 Shamrock Lane – BDD4 #23-000025 – AL&B Engineering – 3927 Shamrock Lane, Manvel TX 77578.
Variance Request: Request to allow 6 foot earthen overflow weir with rip-rap.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;
TO ALLOW A 6-FOOT EARTHEN OVERFLOW WEIR.
MOTION CARRIED UNANIMOUSLY.

VII. PLATS & PLAN

- A. Discussion, Consideration & Possible Action** – Charleston Heights Detention Reserve – BDD4 #22-000224 – Revised Final Plat – Miller Survey – South of Post Rd & CR 58, North of State Hwy 6, West of Savannah Trace (Only approving portion within BDD4).

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER MOONEY;
TO APPROVE THE CHARLESTON HEIGHTS DETENTION RESERVE REVISED FINAL PLAT.
MOTION CARRIED UNANIMOUSLY.

- B. Discussion, Consideration & Possible Action** – BDD4 Offices – BDD4 #22-000234 – Final Plat – Lentz Engineering – 4813 Broadway St. Pearland, Texas 77581.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER MOONEY;
TO APPROVE THE BDD4 OFFICES FINAL PLAT.
MOTION CARRIED UNANIMOUSLY.

- C. Discussion, Consideration & Possible Action** – Clover Airport Acres Re-Plat – BDD4 #22-000237 – Final Plat – Gormly Surveying – Southeast corner of CR 127 and CR 124 intersection, East of Clover Airport landing strip.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;
TO APPROVE THE CLOVER AIRPORT ACRES RE-PLAT FINAL PLAT.
MOTION CARRIED UNANIMOUSLY.

- D. Discussion, Consideration & Possible Action** – Creekside at Highland Glen Section 1 – BDD4 #22-000246 – Revised Final Plat – LJA Engineering, Inc. – East of Pearland Pkwy and North of Hughes Rd.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER MOONEY;
TO APPROVE THE CREEKSIDE AT HIGHLAND GLEN SECTION 1 REVISED FINAL PLAT.
MOTION CARRIED UNANIMOUSLY.

E. Discussion, Consideration & Possible Action – Ministerio Acres – BDD4 #22-000255 – Final Plat – Gormly Surveying – North of the intersection of Pearland Sites Road and CR 128.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER MOONEY;
TO APPROVE THE MINISTERIO ACRES FINAL PLAT.
MOTION CARRIED UNANIMOUSLY.

F. Discussion, Consideration & Possible Action – Snow Acres – BDD4 #22-000259 – Final Plat – Pro-Surv – 16803 CR 831, Pearland, Texas.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER MOONEY;
TO APPROVE THE SNOW ACRES FINAL PLAT.
MOTION CARRIED UNANIMOUSLY.

G. Discussion, Consideration & Possible Action – CR 48 Retail – BDD4 #23-000001 – Final Plat – Lentz Engineering – Corner of Oleander St and CR 48 (Kingsley Drive).

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER MOONEY;
TO APPROVE THE CR 48 RETAIL FINAL PLAT.
MOTION CARRIED UNANIMOUSLY.

H. Discussion, Consideration & Possible Action – Del Bello Section 8 – BDD4 #23-000008 – Revised Final Plat – LJA Engineering, Inc. – Northeast of the intersection of SH 288 & SH 6.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER MOONEY;
TO DEL BELLO SECTION 8 REVISED FINAL PLAT.
MOTION CARRIED UNANIMOUSLY.

I. Discussion, Consideration & Possible Action – Pomona Lake E & H – BDD4 #23-000014 – Revised 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 REVISED FINAL PLAT.
MOTION CARRIED UNANIMOUSLY.

J. Discussion, Consideration & Possible Action – Pomona Section 25 – BDD4 #22-000217 – Final Drainage Plan – LJA Engineering, Inc. – West of SH 288 and South of Mustang Bayou.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER MOONEY;
TO APPROVE THE POMONA SECTION 25 FINAL DRAINAGE PLAN.
MOTION CARRIED UNANIMOUSLY.

K. Discussion, Consideration & Possible Action – Xcess Services 3915 Old Chocolate Bayou – BDD4 #22-000231 – Final Drainage Plan – AL&B Engineering – 3915 Old Chocolate Bayou Rd, Pearland, Tx.

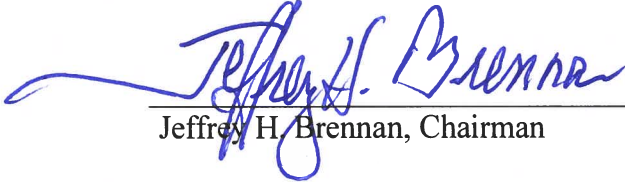
MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;
TO APPROVE THE XCESS SERVICES 3915 OLD CHOCOLATE BAYOU FINAL DRAINAGE PLAN.
MOTION CARRIED UNANIMOUSLY.

L. Discussion, Consideration & Possible Action – Manvel Town Center Private Plans Reserve C1 – BDD4 #23-000004 – Final Drainage Plan – BGE, Inc. – Northwest corner of SH 6 and SH 288.

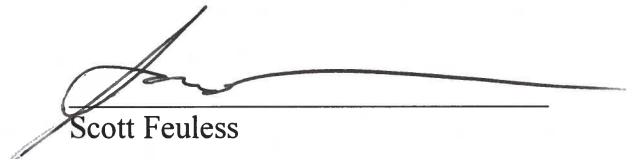
MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;
TO APPROVE THE MANVEL TOWN CENTER PRIVATE PLANS RESERVE C1 FINAL DRAINAGE PLAN.
MOTION CARRIED UNANIMOUSLY.

VIII. ADJOURN

No further business, Commissioner Brennan called for adjournment 10:06 A.M., February 7, 2023.


Jeffrey H. Brennan, Chairman


Jim Mooney, Secretary


Scott Feuleless

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Pearland, Texas 77581



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Brazoria Drainage District No. 4

A Political Subdivision of the State of Texas

February 07, 2022

Attending Regular Meeting No. 02, held by Commissioners of Brazoria Drainage District No. 4.

NAME	BUSINESS AFILIATION
Adrian Genyo	BDD4
DREW TIFFANY	BGE, INC
JASON DYER	BDD4
Colette Garcia	Mc Groth.
Phasith Nanthavong	Adico LLC.
Jim Mooney	BDD [#] 4
Clayton Weiskuhn	LJA Engineering
Michelle Estes	BDD4
Mike Bohmelt	BCS
Ted Unwague	Center

Jim Mooney
Commissioner

Jeffrey Brennan
Commissioner

Scott Feules
Commissioner

BRAZORIA DRAINAGE DISTRICT #4

PUBLIC COMMENT FORM

OPEN MEETING DATE: 2/7/2023

To address the Drainage District Board of Commissioners, this form must be filled out and turned in 5-minutes prior to the beginning of the meeting.

Please provide your name, address, & phone number and fill out the information at the bottom of this page. This request form must be turned into the presiding officer of the meeting or the appointed staff member, no later than 5-minutes before the start of the meeting.

Speaker Request

I wish to address the Board during the Public Comments section and agree to follow the District's rules for Public Comments.

Name: DREW TIFFANY, PE

Address: 23501 CINCO RANCH BLVD, STE A-250, KATY TX 77494

Phone: 832-913-4115

Please provide a brief description of the topic you wish to address below:

REQUEST BDD4 TO CONSIDER THE APPROVAL OF A SHARPED 30-FT MAINTENANCE BERM
LOCATED ON BDD4'S FEE STRIP TO SERVE BOTH MUSTANG BAYOU AND FUTURE
SEDONA LAKES MUD NO. 1 DETENTION POND. APPROVAL OF SUCH REQUEST WILL
HELP REDUCE THE IMPACT ON DEVELOPABLE ACREAGE CREATED BY DRAINAGE
AND FLOODPLAIN MITIGATION REQUIREMENTS.