

4813 W. Broadway  
Pearland, Texas 77581



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

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*A Political Subdivision of the State of Texas*

Regular Meeting  
No. 6

June 6, 2023

9:00 AM – Called to Order by Commissioner Brennan

Commissioners of Brazoria Drainage District No. 4 convened in session June 6, 2023 with the following Commissioners present:

Jeffrey H. Brennan

Scott Feules

Jim Mooney

Others Attending:

See Attached List

Following the Invocation led by Commissioner Mooney and Pledge of Allegiance led by Commissioner Feules, the Board considered the following items:

### **II. PUBLIC COMMENTS**

NONE

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

#### **A. Regular Meeting – May 2, 2023**

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

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

June & July 2023

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;  
TO APPROVE THE CHECKS NUMBERED 41414 – 41482.  
MOTION CARRIED UNANIMOUSLY.

### **V. NEW BUSINESS**

NONE

## VI. VARIANCE REQUESTS

- A. Discussion, Consideration & Possible Action** – 2126 Roy Road – BDD4 #23-000111 – Kris Schoeffler – Just west of the intersection of Roy Rd. and Hickory Slough.  
Variance Request: Request for waiver of drainage plan standard district outfall requirement with a request for using other methods which would not trigger USACE requirements.

ITEM WAS REMOVED AT THE REQUEST OF MR. SCHOEFFLER.

- B. Discussion, Consideration & Possible Action** – 2126 Roy Road – BDD4 #23-000112 – Kris Schoeffler – Just west of the intersection of Roy Rd. and Hickory Slough.  
Variance Request: Request for waiver on Section 5.A.27 of the Districts Rules, Regulations, and Guidelines of drainage plan USACE requirements.

ITEM WAS REMOVED AT THE REQUEST OF MR. SCHOEFFLER.

- C. Discussion, Consideration & Possible Action** – 2126 Roy Road – BDD4 #23-000119 – Kris Schoeffler – Just west of the intersection of Roy Rd. and Hickory Slough.  
Variance Request: Request for waiver on Section 2.1.3.1 of the Districts Rules, Regulations, and Guidelines states that detention ponds (including wet and dry detention facilities) shall be treated as impervious cover.

1<sup>ST</sup> MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;  
TO APPROVE THE REQUEST FOR WAIVER ON SECTION 2.1.3.1 OF THE DISTRICTS RULES, REGULATIONS, AND GUIDELINES STATES THAT DETENTION PONDS (INCLUDING WET AND DRY DETENTION FACILITIES) SHALL BE TREATED AS IMPERVIOUS COVER.

2<sup>ND</sup> MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER MOONEY;  
TO APPROVE THE REQUEST TO TREAT THE DRY DETENTION POND AS PERVIOUS COVER AND GRANT THE VARIANCE.

MOTION CARRIED UNANIMOUSLY.

- D. Discussion, Consideration & Possible Action** – 2126 Roy Road – BDD4 #23-000121 – Kris Schoeffler – Just west of the intersection of Roy Rd. and Hickory Slough.  
Variance Request: Request for waiver on Section 3.4.5 of the Districts Rules, Regulations, and Guidelines states that a concrete lined extreme event overflow swale shall be provided where the extreme event exits the pond.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;  
TO APPROVE THE REQUEST TO WAIVE THE REQUIREMENT FOR A CONCRETE LINED EXTREME EVENT OVERFLOW SWALE.

MOTION CARRIED UNANIMOUSLY.

- E. Discussion, Consideration & Possible Action** – 7225 Libby Lane – BBD4 #23-000110 – Laura Caldwell – Libby Lane west of Wellborn.  
Variance Request: Request for waiver of the requirement for a drainage plan to be submitted with a request for Plat review and approval.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER MOONEY;

TO APPROVE THE REQUEST FOR WAIVER OF THE REQUIREMENT FOR A DRAINAGE PLAN TO BE SUBMITTED WITH A REQUEST FOR PLAT REVIEW AND APPROVAL.  
MOTION CARRIED UNANIMOUSLY.

- F. Discussion, Consideration & Possible Action** – 7226 Broadway – BBD4 #23-000120 – Runlin Liu – 7226 Broadway drainage located on NE quadrant of lot.  
Variance Request: Request a waiver for the concrete pilot channel requirement and to allow an earthen overflow swale.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER MOONEY;  
TO APPROVE THE REQUEST FOR WAIVER FOR THE CONCRETE PILOT CHANNEL REQUIREMENT AND TO ALLOW AN EARTHEN OVERFLOW SWALE.  
MOTION CARRIED UNANIMOUSLY.

- G. Discussion, Consideration & Possible Action** – Effron Airport Site – BBD4 #23-000122 – Willie Alfaro – Adjacent to Pearland Regional Airport located on CR 130.  
Variance Request: Request to allow paving only with no vertical improvements on a detention pond maintenance berm.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER MOONEY;  
TO APPROVE THE REQUEST TO ALLOW PAVING ONLY WITH NO VERTICAL IMPROVEMENTS ON A DETENTION POND MAINTENANCE BERM.  
MOTION CARRIED BY MAJORITY.

- H. Discussion, Consideration & Possible Action** – Manvel Elevated Storage Tank – BBD4 #23-000124 – HDR Engineering – 7006 Iowa Lane North, located north of existing drainage ditch easement.  
Variance Request: Request for permission to delay construction of the required concrete slope paving until the District has realigned or widened State Ditch.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;  
TO APPROVE THE REQUEST FOR PERMISSION TO DELAY CONSTRUCTION OF THE REQUIRED CONCRETE SLOPE PAVING UNTIL THE DISTRICT HAS REALIGNED OR WIDENED STATE DITCH.  
MOTION FAILED; ALL COMMISSIONERS OPPOSED.

- I. Discussion, Consideration & Possible Action** – Pearland Self Storage – BBD4 #23-000123 – CCM Engineering – West side of County Road 48, North of Mustang Bayou  
Variance Request: Request for waiver on Section 2.1.3.1 of the Districts Rules, Regulations, and Guidelines that detention ponds (including wet and dry detention facilities) shall be treated as impervious cover.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;  
TO APPROVE THE REQUEST FOR WAIVER ON SECTION 2.1.3.1 OF THE DISTRICT'S RULES, REGULATIONS, AND GUIDELINES THAT DETENTION PONDS (INCLUDING WET AND DRY DETENTION FACILITIES) SHALL BE TREATED AS IMPERVIOUS COVER.  
MOTION FAILED; ALL COMMISSIONERS OPPOSED.

**J. Discussion, Consideration & Possible Action** – Pearland Self Storage – BBD4 #23-000133 – CCM Engineering – West side of County Road 48, North of Mustang Bayou  
Variance Request: Request for waiver to allow a shallower extreme event overflow depth.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER MOONEY;  
TO APPROVE THE REQUEST FOR WAIVER TO ALLOW A SHALLOWER EXTREME  
EVENT OVERFLOW DEPTH.

MOTION FAILED; ALL COMMISSIONERS OPPOSED.

**K. Discussion, Consideration & Possible Action** – 20044 Highway 35 – BBD4 #23-000131  
– Cutter McDowell – Southeast corner of Highway 35 and Tindell Road.  
Variance Request: Request for permission to use the engineered True Grid paving system  
which includes an under-drain pipe without detention.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;  
TO APPROVE THE REQUEST FOR PERMISSION TO USE THE ENGINEERED TRUE GRID  
PAVING SYSTEM WHICH INCLUDES AN UNDER-DRAIN PIPE WITHOUT DETENTION.  
MOTION CARRIED UNANIMOUSLY.

**L. Discussion, Consideration & Possible Action** – Savannah to CR 58 – BBD4 #23-00044 –  
Jamie Buenrostro – County Road 58 and County Road 48 (Savannah Development).  
Variance Request: Request for waiver to use the NOAA 14 rainfall.

ITEM WAS REMOVED AT THE REQUEST OF APPLICANT.

**M. Discussion, Consideration & Possible Action** – Creekside at Highland Glen Section 2 –  
BDD4 # 23-000149 – Eric Wheeler – Southeast of Pearland Parkway and McHard Rd.  
Variance Request: Request for permission to put paving only with no vertical  
improvements on a detention pond maintenance berm.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER MOONEY;  
TO APPROVE THE REQUEST FOR PERMISSION TO PUT PAVING ONLY WITH NO  
VERTICAL IMPROVEMENTS ON A DETENTION POND MAINTENANCE BERM AS  
SHOWN ON SHEET 10 POND C OF THE PROVIDED EXHIBIT.

MOTION CARRIED UNANIMOUSLY.

**N. Discussion, Consideration & Possible Action** – Creekside at Highland Glen Section 2 –  
BDD4 # 23-000148 – Eric Wheeler – Southeast of Pearland Parkway and McHard Rd.  
Variance Request: Request for waiver on Section 3.4.1.c of the Districts Rules,  
Regulations, and Guidelines states that when a detention facility is constructed adjacent to a  
street right-of-way or District channel, a minimum 30-foot maintenance berm is required.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;  
TO APPROVE THE REQUEST FOR WAIVER ON SECTION 3.4.1.C OF THE DISTRICTS  
RULES, REGULATIONS, AND GUIDELINES STATES THAT WHEN A DETENTION  
FACILITY IS CONSTRUCTED ADJACENT TO A STREET RIGHT-OF-WAY OR DISTRICT  
CHANNEL, A MINIMUM 30-FOOT MAINTENANCE BERM IS REQUIRED.

MOTION FAILED; A MAJORITY OF COMMISSIONERS OPPOSED.

- O. Discussion, Consideration & Possible Action** – Creekside at Highland Glen Section 2 – BDD4 # 23-000147 – Eric Wheeler – Southeast of Pearland Parkway and McHard Rd  
Variance Request: Request for waiver on Section 3.4.1.b of the Districts Rules, Regulations, and Guidelines states that the proposed maintenance berm for a detention pond greater than 10’ in depth shall have 30’ maintenance berms.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;  
TO APPROVE THE REQUEST FOR WAIVER ON SECTION 3.4.1.B OF THE DISTRICTS RULES, REGULATIONS, AND GUIDELINES STATES THAT THE PROPOSED MAINTENANCE BERM FOR A DETENTION POND GREATER THAN 10’ IN DEPTH SHALL HAVE 30’ MAINTENANCE BERMS.

MOTION FAILED; ALL COMMISSIONERS OPPOSED.

- P. Discussion, Consideration & Possible Action** – Alexander Section 2 – BDD4 # 23-000146 – LJA Engineering – South of Bailey Road and West of Highway 35.  
Variance Request: Request for permission to construct underground utilities (no impervious cover) as shown on a future approved drainage plan prior to completing the detention system.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;  
TO APPROVE THE REQUEST PERMISSION TO CONSTRUCT UNDERGROUND UTILITIES (NO IMPERVIOUS COVER) AS SHOWN ON A FUTURE APPROVED DRAINAGE PLAN PRIOR TO COMPLETING THE DETENTION SYSTEM.

MOTION CARRIED BY MAJORITY.

## VII. PLATS & PLAN

- A. Discussion, Consideration & Possible Action** – Pearland Self Storage – BDD4 #22-000205 – Final Drainage Plan – Westwood PS – West of Hickory Slough, East of Highway 35, North of McHard Road.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;  
TO APPROVE THE PEARLAND SELF STORAGE FINAL DRAINAGE PLAN.  
MOTION CARRIED UNANIMOUSLY.

- B. Discussion, Consideration & Possible Action** – Foxtail Palms Detention – BDD4 #23-000100 – Final Drainage Plan – R.G. Miller Engineers – North of Hwy 6, South of Rodeo Palms Parkway, East of Rodeo Palms Ditch.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER MOONEY;  
TO APPROVE THE FOXTAIL PALMS DETENTION FINAL DRAINAGE PLAN.  
MOTION CARRIED UNANIMOUSLY.

- C. Discussion, Consideration & Possible Action** – Lew South Section 2 – BDD4 #23-000074 – Final Drainage Plan – R.G. Miller Engineers – East of South Harkey adjacent to Massey Oaks 4 subdivision.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER MOONEY;

TO APPROVE THE LEW SOUTH SECTION 2 FINAL DRAINAGE PLAN.  
MOTION CARRIED BY MAJORITY.

**D. Discussion, Consideration & Possible Action** – Sri Meenakshi Temple – BDD4 #23-000118 – Final Plat – Pro-Surv – McLean at Aimie Lane.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;  
TO APPROVE THE SRI MEENAKSHI TEMPLE FINAL PLAT.  
MOTION CARRIED UNANIMOUSLY.

**E. Discussion, Consideration & Possible Action** – Old Chocolate Road Extension – BDD4 #22-000218 – Final Drainage Plan – LJA Engineering – Old Chocolate Bayou Rd (CR58) and Bailey Road (CR101).

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER MOONEY;  
TO APPROVE THE OLD CHOCOLATE ROAD EXTENSION FINAL DRAINAGE PLAN.  
MOTION CARRIED UNANIMOUSLY.

**F. Discussion, Consideration & Possible Action** – Rice Drier Commerce Park 2 – BDD4 #22-000244 – Final Plat – Tetra Land Services – 4206 Rice Drier Road.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER MOONEY;  
TO APPROVE THE RICE DRIER COMMERCE PARK 2 FINAL PLAT.  
MOTION CARRIED UNANIMOUSLY.

**G. Discussion, Consideration & Possible Action** – Manvel Town Center – BDD4 #23-000103 – Revised Final Drainage Plan – BGE, Inc. – Northwest corner of Highway 6 and Highway 288.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER MOONEY;  
TO APPROVE THE MANVEL TOWN CENTER REVISED FINAL DRAINAGE PLAN.  
MOTION CARRIED UNANIMOUSLY.

**H. Discussion, Consideration & Possible Action** – Manvel Town Center 1A – BDD4 #23-000109 – Revised Final Drainage Plan – BGE, Inc. – Northwest corner of Highway 6 and Highway 288.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER MOONEY;  
TO APPROVE THE MANVEL TOWN CENTER 1A REVISED FINAL DRAINAGE PLAN.  
MOTION CARRIED UNANIMOUSLY.

**I. Discussion, Consideration & Possible Action** – Massey Oaks Section 8 – BDD4 #23-000097 – Final Drainage Plan – RG Miller Engineers – South of Old Massey Ranch Road and West of Harkey Road.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER MOONEY;  
TO APPROVE THE MASSEY OAKS SECTION 8 FINAL DRAINAGE PLAN.  
MOTION CARRIED UNANIMOUSLY.

**J. Discussion, Consideration & Possible Action** – Massey Oaks Section 7 – BDD4 #23-000098 – Final Drainage Plan – RG Miller Engineers– South of Old Massey Ranch Road and West of Harkey Road.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER MOONEY;  
TO APPROVE THE MASSEY OAKS SECTION 7 FINAL DRAINAGE PLAN.  
MOTION CARRIED UNANIMOUSLY.

**K. Discussion, Consideration & Possible Action** – Alexander Amenity Area - BDD4 #23-000141 – Final Drainage Plan – LJA Engineering – Alexander Development Section 1.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;  
TO APPROVE THE ALEXANDER AMENITY AREA FINAL DRAINAGE PLAN.  
MOTION CARRIED UNANIMOUSLY.

**L. Discussion, Consideration & Possible Action** – Crosspoint Church – BDD4 #23-000143 – Final Plat – The Wilson Survey Group, Inc. – West Side of Old Alvin Road approximately 100 ft south of Knapp Road.

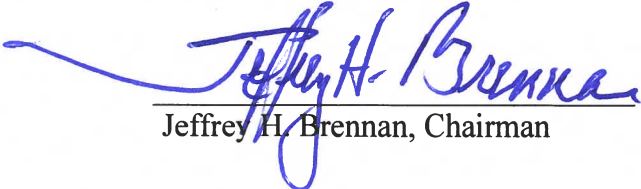
MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER MOONEY;  
TO APPROVE THE CROSSPOINT CHURCH FINAL PLAT.  
MOTION CARRIED UNANIMOUSLY.

**M. Discussion, Consideration & Possible Action** – Dickerson’s Fields – BDD4 #23-000077 – Final Plat – True Meridian – 17118 Herridge Road.

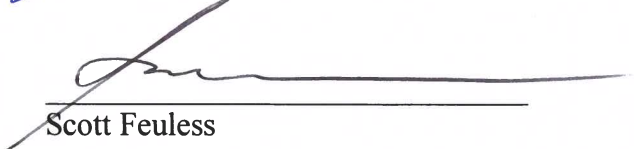
MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER MOONEY;  
TO APPROVE THE DICKERSON’S FIELDS FINAL PLAT.  
MOTION CARRIED UNANIMOUSLY.

## VIII. ADJOURN

No further business, Commissioner Brennan called for adjournment 10:41 A.M., June 6, 2023.

  
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Jeffrey H. Brennan, Chairman

  
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Jim Mooney, Secretary

  
\_\_\_\_\_  
Scott Feules

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## Brazoria Drainage District No. 4

A Political Subdivision of the State of Texas

June 06, 2023

Attending Regular Meeting No. 06, held by Commissioners of Brazoria Drainage District No. 4.

NAME	BUSINESS AFILIATION
Jim Mooney	BDD 4
Celimar Bradw	cm Engineering
Evan Rohne	LJA Engineering
Clayton Weishuhn	LJA Engineering
Laura Caldwell	Survey 7 Inc.
Haley Daily	DR HORTON
Daniel Rose	DR HORTON
Marco Montes	RG Miller
KRIS SCHOEFFLER	SELF
Wael Tabara	Brazoria County

Jim Mooney  
Commissioner

Jeffrey Brennan  
Commissioner

Scott Feules  
Commissioner



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June 06, 2023

Attending Regular Meeting No. 06, held by Commissioners of Brazoria Drainage District No. 4.

NAME	BUSINESS AFILIATION
COURTNEY CARR	McDonough Eng.
Jaime Buenrostro	McDonough Eng.
SARAH ROEBER	BDD4
Michelle Estes	BDD 4
Clint Garbel	BDD4

Jim Mooney  
Commissioner

Jeffrey Brennan  
Commissioner

Scott Feules  
Commissioner