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Brazoria Drainage District No. 4

A Political Subdivision of the State of Texas

Regular Meeting
No. 1

January 9, 2024
9:01 AM – Called to Order by Commissioner Brennan

Commissioners of Brazoria Drainage District No. 4 convened in session January 9, 2024 with the following Commissioners present:

Jeffrey H. Brennan, Chairman

Jim Mooney, Secretary

Scott Feules

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 – December 5, 2023

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

IV. APPROVAL OF CHECK NUMBERS

January & February 2024

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER MOONEY;
TO APPROVE THE CHECKS NUMBERED 42061 – 42142.
MOTION CARRIED UNANIMOUSLY.

V. NEW BUSINESS

- A. Discussion, Consideration & Possible Action** – To accept drainage easements from Mission Building Systems, Inc. along ditch H109-00-00 and authorize the Chairman to sign all related documents.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;
TO ACCEPT DRAINAGE EASEMENTS FROM MISSION BUILDING SYSTEMS, INC.
ALONG DITCH H109-00-00 AND AUTHORIZE THE CHAIRMAN TO SIGN ALL RELATED
DOCUMENTS.
MOTION CARRIED UNANIMOUSLY.

- B. Discussion, Consideration & Possible Action** – Moving regular meeting date of March 5, 2024 to March 6, 2024.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;
TO MOVING THE REGULAR MEETING DATE OF MARCH 5, 2024 TO MARCH 6, 2024.
MOTION CARRIED UNANIMOUSLY.

- C. Discussion, Consideration & Possible Action** – To accept drainage easements from Triangle 31 Properties, LLC in the proposed French Quarter development and authorize the Chairman to sign all related documents.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER MOONEY;
TO ACCEPT DRAINAGE EASEMENTS FROM TRIANGLE 31 PROPERTIES, LLC FOR
INDUSTRIAL DRIVE DITCH, SHADYCREST DITCH, AND COWART CREEK ON THE
CONDITION THAT THE DEVELOPER PROVIDE EASEMENT DOCUMENTS THAT ARE
ACCEPTABLE TO THE DISTRICT.
MOTION CARRIED UNANIMOUSLY.

- D. Discussion, Consideration & Possible Action** – To accept a drainage easement from Green Raindrops, Inc. along Mustang Bayou and authorize the Chairman to sign all related documents.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER MOONEY;
TO ACCEPT A DRAINAGE EASEMENT FROM GREEN RAINDROPS, INC. ALONG
MUSTANG BAYOU AND AUTHORIZE THE CHAIRMAN TO SIGN ALL RELATED
DOCUMENTS.
MOTION CARRIED UNANIMOUSLY.

- E. Discussion, Consideration & Possible Action** – To approve and sign an updated District Information Form as required by the Texas Water Code §49.455.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;
TO APPROVE AND SIGN AN UPDATED DISTRICT INFORMATION FORM AS REQUIRED
BY THE TEXAS WATER CODE §49.455.
MOTION CARRIED UNANIMOUSLY.

VI. VARIANCE REQUESTS

- A. Discussion, Consideration & Possible Action** – Project Oiler – BDD4 #23-000335 – Civil Systems Engineering – Located in the Industrial Drive Complex on the south side of Industrial Drive, west of SH 35.

Variance Request: Applicant seeks permission to use paving (no curb) on the detention pond maintenance berm deviating from Section 14.B.10 of the District’s Rules, Regulations and Guidelines.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;
TO ALLOW THE USE OF PAVING WITH NO CURBS ON THE DETENTION POND
MAINTENANCE BERM.

MOTION CARRIED UNANIMOUSLY.

- B. Discussion, Consideration & Possible Action** – 3203 Patricia Lane – BDD4 #23-000347 – PLS Construction – 3203 Patricia Lane

Variance Request: Applicant seeks waiver of the requirement to provide detention on site.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;
TO WAIVE THE REQUIREMENT TO PROVIDE DETENTION ON SITE.

MOTION DENIED; ALL COMMISSIONERS OPPOSED.

VII. PLATS & PLAN

- A. Discussion, Consideration & Possible Action** – 5409 West Orange Street – BDD4 #23-000220 – Final Drainage Plan – Mission Engineering – 5409 West Orange Street, Orange Street and Woody Lane.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;
TO APPROVE THE 5409 WEST ORANGE STREET FINAL DRAINAGE PLAN.

MOTION CARRIED UNANIMOUSLY.

- B. Discussion, Consideration & Possible Action** – Pearland Parkway Office Center – BDD4 #23-000047 – Final Plat – Windrose Services – Southwest corner of Mary’s Creek and Pearland Pkwy.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;
TO APPROVE THE PEARLAND PARKWAY OFFICE CENTER FINAL PLAT.

MOTION CARRIED UNANIMOUSLY.

- C. Discussion, Consideration & Possible Action** – Hampton Business Park – BDD4 #23-000307 – Revised Final Drainage Plan – ALJ Lindsay – Northwest corner of CR 59 & CR 48.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;
TO APPROVE THE HAMPTON BUSINESS PARK REVISED FINAL DRAINAGE PLAN.

MOTION CARRIED UNANIMOUSLY.

D. Discussion, Consideration & Possible Action – RS Manufacturing – BDD4 #23-000181 – Final Drainage Plan – Lentz Engineering – Intersection of Woody Road and W. Orange Street, Wood Park, Hickory Slough

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;
TO APPROVE THE RS MANUFACTURING FINAL DRAINAGE PLAN.
MOTION CARRIED UNANIMOUSLY.

E. Discussion, Consideration & Possible Action – BC MUD #87 Phase 3 – BDD4 #23-000270 – Final Drainage Plan – LJA Engineering Inc. – Approximately 2 miles east of the intersection of FM 521 and Cedar Rapids Parkway (only approving portions within BDD4 jurisdiction).

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;
TO APPROVE THE BC MUD #87 FINAL DRAINAGE PLAN.
MOTION CARRIED UNANIMOUSLY.

F. Discussion, Consideration & Possible Action – Lew Tract – BDD4 #23-000233 – Final Drainage Plan – BGE Inc. – McKeever Road and Harkey Road

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER MOONEY;
TO APPROVE THE LEW TRACT FINAL DRAINAGE PLAN.
MOTION CARRIED UNANIMOUSLY.

G. Discussion, Consideration & Possible Action – Salad and Go Sedona – BDD4 #23-000257 – Final Drainage Plan – Quiddity Engineering – Northwest Corner of Bailey Avenue and Smith Ranch Road.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;
TO APPROVE THE SALAD AND GO SEDONA FINAL DRAINAGE PLAN.
MOTION CARRIED UNANIMOUSLY.

H. Discussion, Consideration & Possible Action – CR 58 Water & Sanitary Sewer Extension Phase II – BDD4 #23-000305 – Final Drainage Plan – LJA Engineering – South of the Pomona development between Orchard Park Lane and Jerusalem Road.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER MOONEY;
TO APPROVE THE CR 58 WATER & SANITARY SEWER EXTENSION PHASE II FINAL DRAINAGE PLAN.
MOTION CARRIED UNANIMOUSLY.

I. Discussion, Consideration & Possible Action – Magnolia RV Park – BDD4 #23-000274 – Revised Final Plat – Baker & Lawson, Inc. – 13110 Magnolia Parkway.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER MOONEY;
TO APPROVE THE MAGNOLIA RV PARK REVISED FINAL DRAINAGE PLAN.
MOTION CARRIED UNANIMOUSLY.

J. Discussion, Consideration & Possible Action – French Quarter – BDD4 #23-000262 – Final Drainage Plan – Huitt-Zollars, Inc. – North of the intersection of Pearland Parkway and Dixie Farm Rd. Industrial Ditch drains South into Cowart Creek.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER MOONEY;
TO APPROVE THE FRENCH QUARTER FINAL DRAINAGE PLAN ON THE CONDITION THAT THE DEVELOPER PROVIDE EASEMENT DOCUMENTS THAT ARE ACCEPTABLE TO THE DISTRICT.

MOTION CARRIED UNANIMOUSLY.

K. Discussion, Consideration & Possible Action – French Quarter Section One – BDD4 #23-000262 – Final Plat – Huitt-Zollars, Inc. – North of the intersection of Pearland Parkway and Dixie Farm Rd. Industrial Ditch drains South into Cowart Creek.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;
TO APPROVE THE FRENCH QUARTER SECTION ONE FINAL PLAT ON THE CONDITION THAT THE DEVELOPER PROVIDE EASEMENT DOCUMENTS THAT ARE ACCEPTABLE TO THE DISTRICT.

MOTION CARRIED UNANIMOUSLY.

VIII. ENFORCEMENT MATTERS

IX. COLLECTIONS

A. D&B Storage – Discussion, consideration, & possible action regarding a payment plan for previously assessed penalties.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;
TO APPROVE A 12-MONTH INSTALLMENT PLAN FOR PENALTIES AND LEGAL FEES PREVIOUSLY ASSESSED TO PROPERTY LOCATED AT 6921 & 6835 OLD MASSEY RANCH ROAD. THE FIRST INSTALLMENT OF \$600 DOLLARS IS DUE AND PAYABLE ON JANUARY 15, 2024 WITH THE REMAINDER OF BALANCE EVENLY PAID OUT IN 11 INSTALLMENTS DUE AND PAYABLE ON THE 15TH OF EACH MONTH THEREAFTER UNTIL PAID IN FULL.

MOTION CARRIED UNANIMOUSLY.

B. New Hope Church – Staff update.

DISTRICT STAFF PROVIDED THE COMMISSIONERS AN UPDATE REGARDING THE NEW HOPE CHURCH COLLECTION. NO ACTION TAKEN.

X. ADJOURN

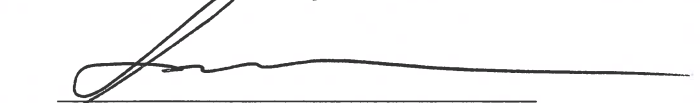
No further business, Commissioner Brennan called for adjournment 9:30 A.M., January 9, 2024.



Jeffrey H. Brennan, Chairman



Jim Mooney, Secretary



Scott Feules