



# Meeting Minute

**Meeting Location:** MS Teams Meeting

**Time:** 10:00 AM – 11:00 AM

**Date:** February 7, 2023

**Attendees:** HCFCF: Stephania Najda, Imelda Diaz, David Saha, Todd Ward, Robert Lazaro, Melissa Meyer, Scott Elmer, Wen Zhang  
Harris County: Darrell Hahn  
KGB Texas: Cody Miller  
Ryko Development: Abdul Barazi  
Benchmark: Sam Shelton  
CivilTech: Mike McGovern, Jessica Sprague, Mingxi Lin

**Subject:** Townsen Development J100-00-00 (Spring Creek) and G103-00-00 (West Fork San Jacinto River) Pre-Project Meeting Minutes

## ITEMS DISCUSSED:

1. Introductions
  - Developer: Ryko Development
  - Engineering Design: Benchmark Engineering
  - Drainage Analysis Engineer: Woolpert
2. Project Description
  - Development is approximately 5,000 acres and is located in Montgomery County. The area discharges directly to Spring Creek and the West Fork San Jacinto (WFSJ) River. An exhibit has been provided.
  - The project will include a bridge at Townsend Blvd over Spring Creek, with a portion of the proposed bridge located in Harris County. Additionally, the project will include the design of Townsen Blvd through the project area.
3. Existing Conditions
  - a. Floodplain – majority of the project is located within the effective 100-year and 500-year floodplains of the WFSJ river and Spring Creek.
4. Drainage Impact Study Modeling Approach
  - a. Best Available Model
    - i. San Jacinto River Watershed Master Drainage Plan Model (2020)
    - ii. MAAPNext Model
  - b. Hydrologic Approach based on HCFCF PCPM



**HCFCF Feedback:**

- The MAPPnext model extends into the project area and includes the interaction of Spring Creek and the WFSJ within the project limits. The mapping extents terminate just north of the project area, near the confluence of Woodson Gully and the WFSJ River.
- Comparison of Modeling Results:
  - Effective Model and the MAPPnext model have similar WSEs for the 100-year storm event along Spring Creek.
  - MAPPnext Model has higher 100-year WSE than the San Jacinto River Watershed Master Drainage Plan Model downstream of the confluence of Spring Creek. The 500-year WSEs are comparable.
- MAPPnext Model:
  - Has not been adopted as the best available model.
  - Estimated to become available towards the end of this year.
  - If DIA has not been approved and MAPPnext gets adopted, HCFCF would require modeling be completed on both the effective and MAPPnext models to show no adverse impacts (whichever is more conservative).
- Coordination with Precinct 3 and County
  - County ROW – may have to complete a traffic analysis.
  - Coordination with the City and County for (roadway) alignment of Townsend Blvd (and any future Kingwood Dr. project) as needed.
  - Spring Creek Greenway – reach out to Precinct 3, partnered with Montgomery County.
- FEMA LOMR: review and approval will be required by both Montgomery County and HCFCF/Harris County
- HCFCF comments on Modeling Approach
  - Check against the effective model.
  - Recommendation would be to run analysis down to Lake Houston.
  - If submitting DIS to Harris County/HCFCF – storm events that would need to be included are the 2-year, 10-year, 100-year, and 500-year.

## 5. Townsen Blvd at Spring Creek Bridge CLOMR

- a. No Updated to Hydrology
- b. FEMA Effective HEC-RAS Model (J100-00-00)
- c. 2008 LiDAR, Vertical Datum = NAVD88, 2001 adj.
- d. Timeline vs. MAAPnext Release

**HCFCF Feedback:**

- HCFCF concurs with modeling approach for the Spring Creek Bridge CLOMR.
- No issue with submitting CLOMR and drainage impact study for only the Spring Creek Bridge to Harris County and HCFCF.
- The proposed bridge over Spring Creek needs to meet all Harris County and HCFCF design requirements (such as low chord elevation, etc.).

## 6. Floodplain Fill Mitigation

- a. 1:1 Ratio Using Effective 500-Year Floodplain at Spring Creek Bridge Crossing
- b. Development within Montgomery County based on Montgomery County Criteria
  - i. 1:1 Ratio Using Effective 100-Year Floodplain
- c. 2018 LiDAR

**HCFCF Feedback:** HCFCF requires mitigation of floodplain fill up to the effective 500-year if project is being submitted to HCFCF for approval.

7. Data Needs

Woolpert to send an email requesting MAPPnext Model to HCFCD (Todd Ward).

8. Future Projects

- a. Upcoming HCFCD/Harris County projects in project area

**HCFCD and Precinct 3 Feedback:**

- HCFCD is not aware of any ongoing projects near the project area.
- May need to coordinate with Precinct 3 about roadway planning.

9. Others

- Mike McGovern will be the point of contact for this project.