

All-Community Meeting
Drainage and Flooding Issues in Binglewood

August 16, 2023

Live In-Person Meeting and
Virtual Meeting via Zoom

Binglewood Civic Club



Zoom Meeting Link:

<https://zoom.us/j/7562029075?pwd=TXZsaFyV2ZRSWWhPNTVYbWdaK0l2Zz09>

Meeting ID: 756 202 9075; Passcode: 316612

On your mobile phone:+13462487799,,7562029075#,,,,,0#,,316612# US (Houston)

Dial in Number: +1 346 248 7799 US (Houston); Meeting ID: 756 202 9075;
Passcode: 316612

Binglewood Civic Club

Meeting Agenda

- Welcome our Guests–Commissioner Lesley Briones and Council Member Amy Peck!
- History of Drainage/Flooding Issues in Binglewood
- Current Flooding Problems
- Our Requests:
 - Storm Sewer Inspections – City
 - Dredge/Repair Clay Road and Hempstead Road – Railroad ROW
 - Hollister Bridge Improvements – City/County
 - Finish Langwood Buyouts – County
 - Share/Review Brickhouse Gully Study – City/County
 - Maintain/Enlarge – E115-06-00 & E115-08-00



Welcome to Our Special Guests!

Binglewood Civic Club

Harris County Precinct Four Commissioner Lesley Briones



Contact Information:

<https://hcp4.net/commissioner/>

Email: commissioner.briones@hcp4.net

City of Houston District A Council Member Amy Peck



Contact Information:

<https://www.houstontx.gov/council/a/index.html>

Phone: 832.393.3010

E-Mail: districta@houstontx.gov



History of Drainage Projects in Binglewood

Joanne Cortez




Binglewood Civic Club

Binglewood Drainage Project-2019

- Previous flooding and drainage project was approved in 2009 and completed in 2019 by the City of Houston
- Sections 1 & 2 were not included based on decision by the City of Houston
- The City reported at the first community meeting with then District A Council Member Brenda Stardig that the sections of focus were primarily informed by 311 reports of flooding concerns made by Binglewood residents.
- Sections 3 and 4 were included and Section 5 was added because the study determined that drainage was flowing away from Brickhouse Gully instead of toward the gully.

Example of Resident 311 Reporting Sec. 3 - Backs up to Gully

Fwd: Houston 311 Notification of New Service Request # 101003651263 Message 3 of 2149

From:  Christella Whitcher 
To: contact@binglewood.com 
Date: Today 9:56 am

Fyi as follow-up evidence/ref# to previous email for 3406 Mona Lee Lane drainage issues. Whitcher

Sent from my iPhone

Begin forwarded message:

From: 311@houstontx.gov
Date: September 20, 2019 at 8:51:37 AM CDT
To: cwhitcher@mac.com
Subject: **Houston 311 Notification of New Service Request # 101003651263**

Thank you for contacting the City of Houston 311 Help & Information center, We have created a Service Request for "Drainage" and assigned it Reference Number 101003651263.

The situation you reported will be investigated. If maintenance work is needed, it will be completed. However, if a different or more specific Service Request should be required to address your concern, your original request will be reclassified, and a new Service Request will be opened.

You can follow your Service Request here: http://mycity.houstontx.gov/mycityapps/311_current_case_finder_URL_test.html?URLCaseNo=101003651263
(link available 2 hours after case creation)

To follow the progress of your Service Request and any related requests, please see the Service Request map at www.houston311.org. The Service Request map on the first page shows most Open Service Requests (Red dots) as well as those that have been closed within the past 7 days (Blue dots). Zoom in to your neighborhood, or enter an address or Reference # in the map's search box; then click the dot and view its details.

A few notes regarding the SeeClickFix website:

1. SeeClickFix is a private company. Their website is not an official City of Houston site.
2. Once a Service Requests is closed within the Houston 311 System, the Service Request is automatically "Closed" on the SeeClickFix website.
3. Re-Opening a Service Request only opens the SeeClickFix issue for comments on their website. It does not re-open the Service Request within the City of Houston's 311 system.

For more information, please call 311. (If outside Houston, dial 713-837-0311.)

Thank you again for contacting the City of Houston 311 Help & Information center.

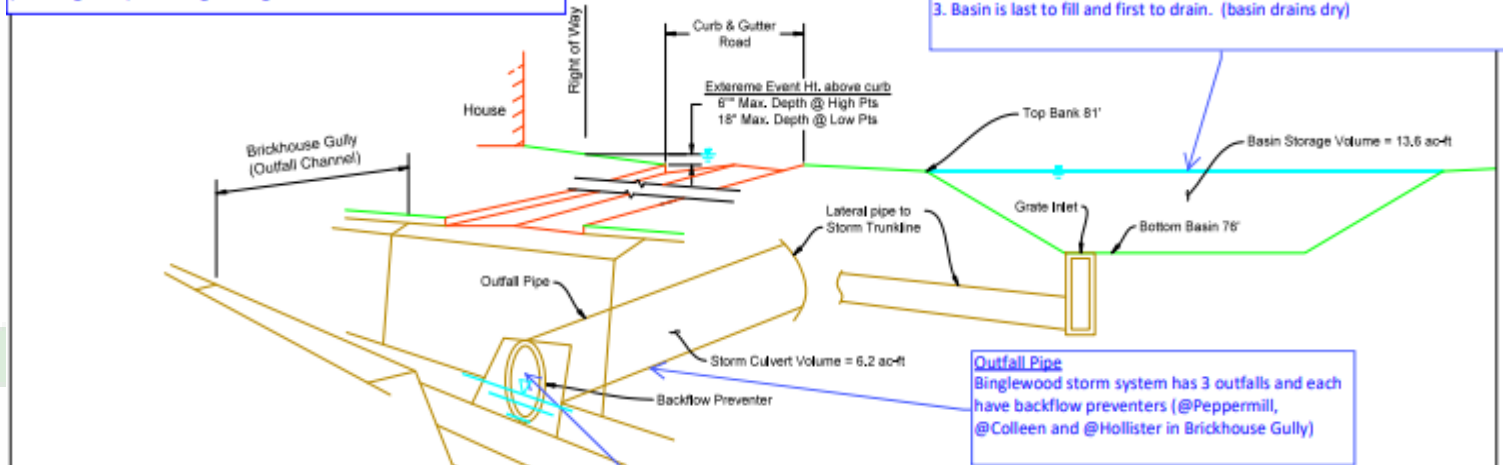
How Binglewood Drainage System Works

Storm System function

1. Rainfall collects at roadway curb inlets and enters (underground) storm sewer system, then gravity flows to outfall pipes into Brickhouse Gully.
2. In extreme storm events, Backflow Preventers at the Outfall Pipes in Brickhouse Gully close preventing inundation from Brickhouse Gully storm water into the neighborhood storm sewer system. Backflow Preventers thereby reserve the capacity of the oversized storm system (including Basin) for storage during an extreme storm event.

Basin (James Lee Park detention)

1. Roadway storm sewer system will overflow into the basin providing added storage during a storm event.
2. Lateral pipes connect roadway sewer system to basin, terminate at the basin with (grate) inlets. Inlets serve as means to allow storm water to both enter and exit the basin.
3. Basin is last to fill and first to drain. (basin drains dry)



Storm System volumes (capacity)

Existing (pre-project) = 4.2 Acre-feet
 Proposed (completed project) = 19.8 Acre-feet;
 4.7x greater than Existing

Outfall Pipe

Binglewood storm system has 3 outfalls and each have backflow preventers (@Peppermill, @Colleen and @Hollister in Brickhouse Gully)

Backflow Preventer Operation - Cast iron gate device installed for backflow prevention from Brickhouse Gully into the Binglewood storm sewer system:

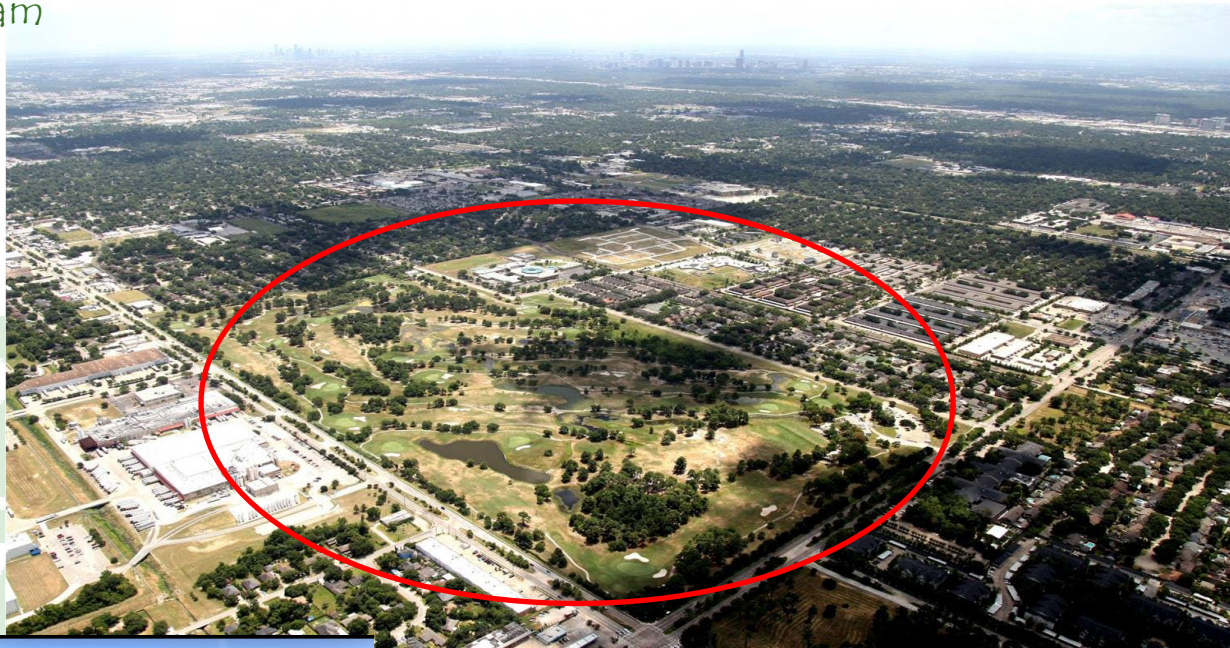
1. At 6-inches of water in the outfall pipe – water seepage through the gates into the channel starts.
2. At 1-foot and above of water in the outfall pipe – the gate opens to allow flow.
3. Channel water level – When Brickhouse Gully water level raises to 1/3rd of the outfall pipe diameter, the gate will close from the channel side preventing any flow from Brickhouse Gully into the system.
3. The seepage through the gates from Binglewood storm sewer system continues even when gate is closed at high channel water levels.
4. Outfall flow with open gate from the Binglewood system is resumed when the channel level goes to below the 1/3rd of pipe diameter.

BINGLEWOOD AREA
 DRAINAGE AND PAVING
 (WBS NO. M-000293-0001-4)

PROPOSED
 DRAINAGE SYSTEM

Binglewood Area—Loss of Greenspace (Was Pinecrest Golf Course)

Binglewood is
located downstream



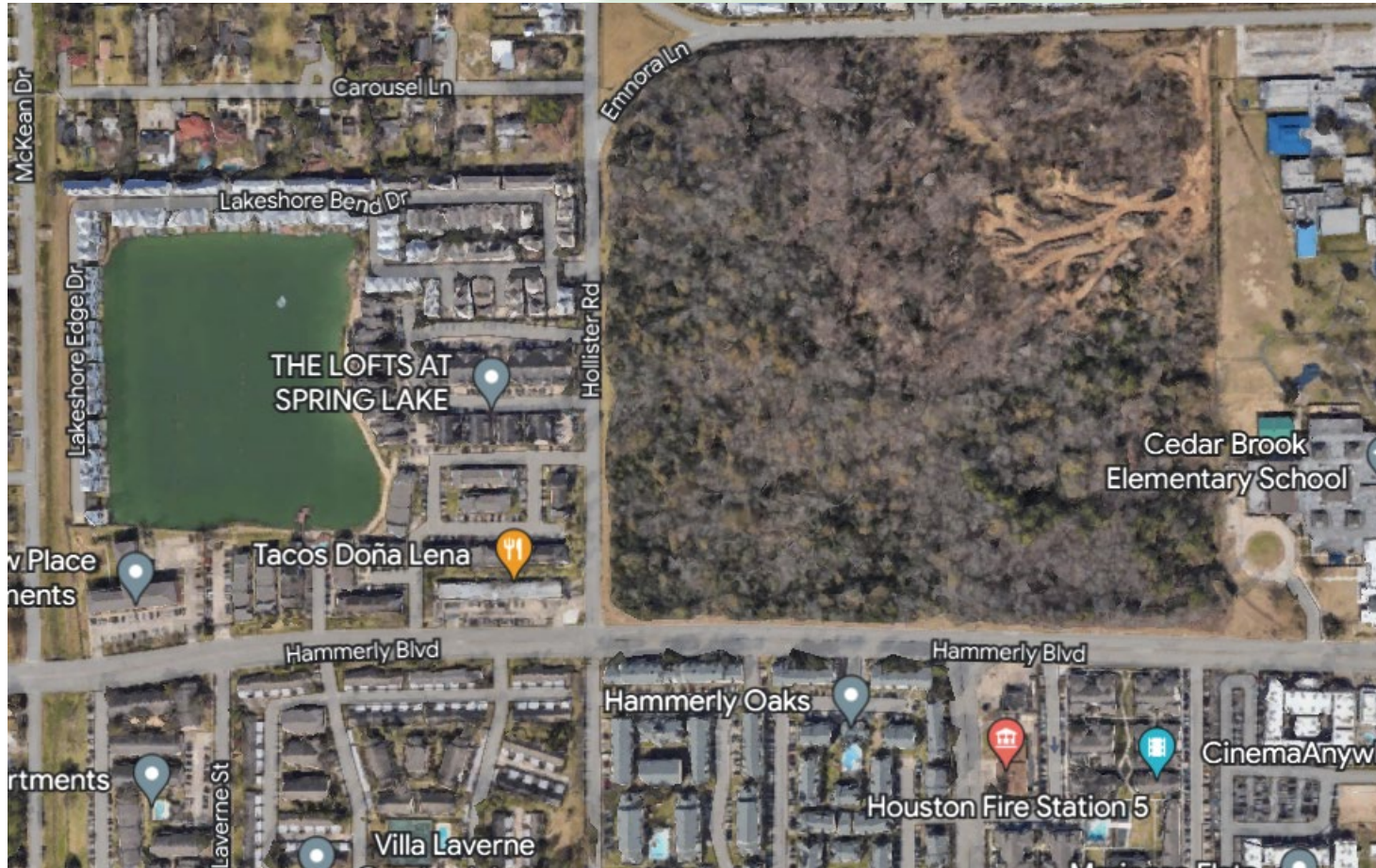
Binglewood Area-Loss of Greenspace (Golf Course Provided Good Drainage)



Binglewood Area-Loss of Greenspace (Now Spring Brook Village-Elevated 5 feet)

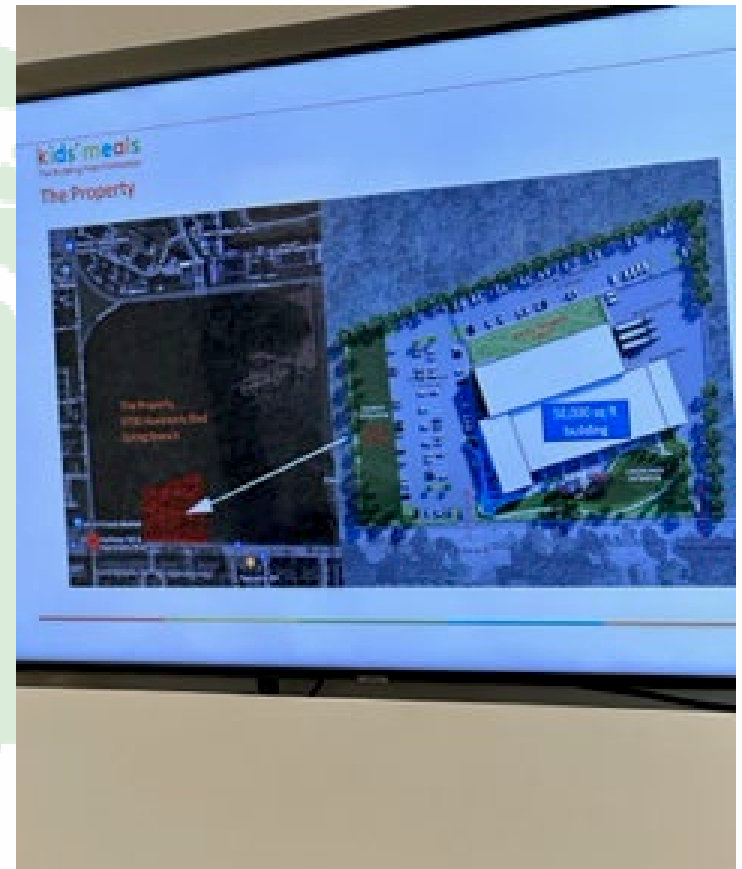


Binglewood Area-Loss of Greenspace (Kolbe Farms Area)



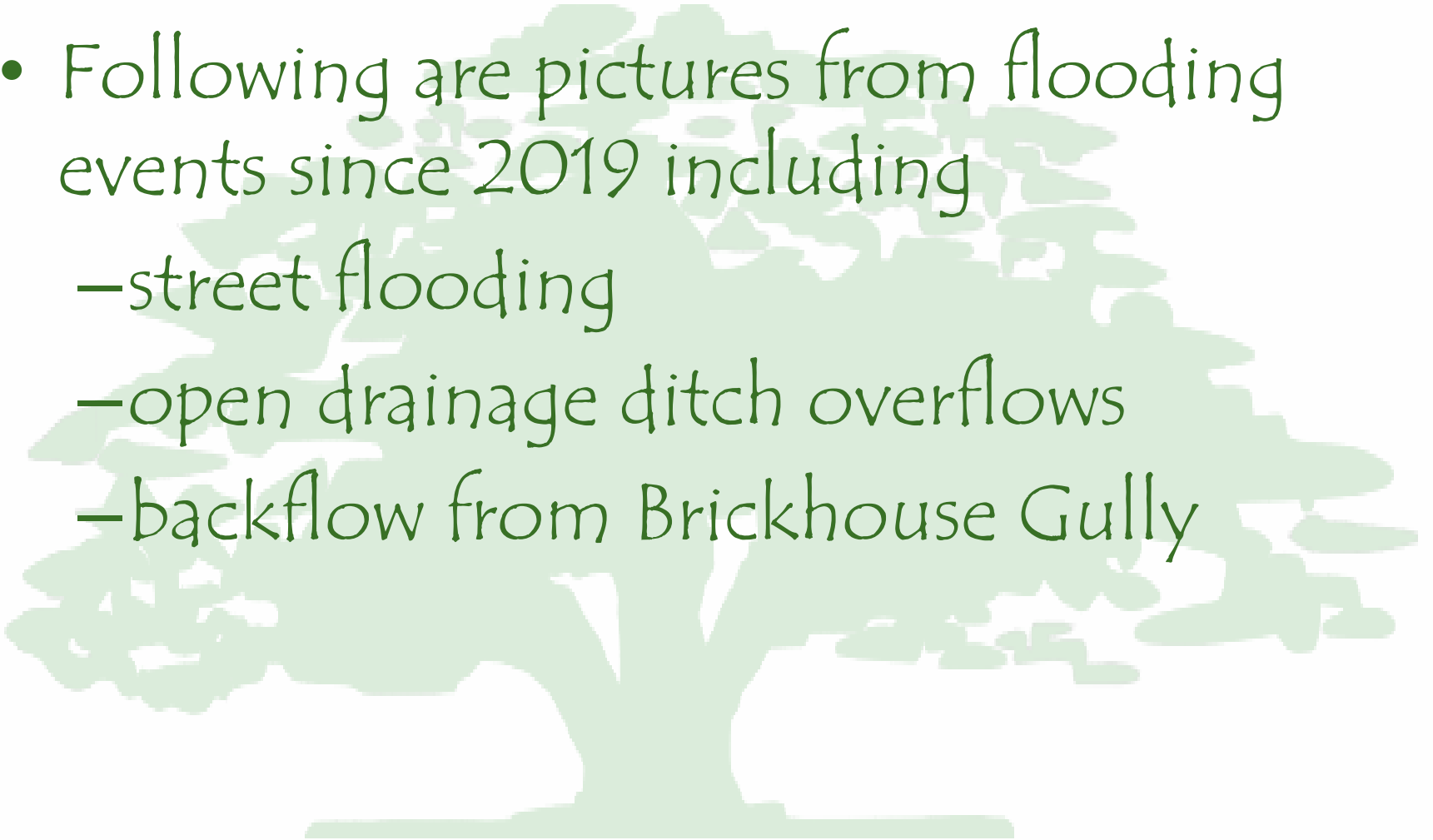
This area is being turned into Gas Station and Kid's Meals Warehouse

Binglewood Area-Loss of Greenspace (Kids' Meals-Approved Design)



Binglewood-Flooding/Drainage Issues

- Following are pictures from flooding events since 2019 including
 - street flooding
 - open drainage ditch overflows
 - backflow from Brickhouse Gully



Binglewood-Current Flooding in Section Two

Open drainage ditches not draining on Rockhurst for several days--after even a mild rain event.



COH is currently working on a small capital improvement that is intended to solve this problem for Rockhurst. Any design should include enlarging the culverts on both sides of Rockhurst Street and not just dredging which is a temporary fix.

Binglewood-Current Flooding in Section Two

Laverne between Greiner and Blankenship-Open ditches not draining.
Requires pipe replacement and dredging on west side of Laverne. East side was done by COH.



Binglewood-Current Flooding in Section Two



COH replaced the fresh water lines a few years ago and the drainage ditches became more shallow and have never been dredged



On Theysen St., a steel culvert collapsed and water can't drain from Knoll to the north side of Theysen, which was dredged by COH and is 3-4 feet deep.



Binglewood-Current Flooding-Sections One and Two



Greiner and Laverne-Drainage Ditch
not draining



Blankenship and Hollister-Facing Hollister

Binglewood-Current Flooding-Section Two

Peppermill and Rockhurst- Front Yard



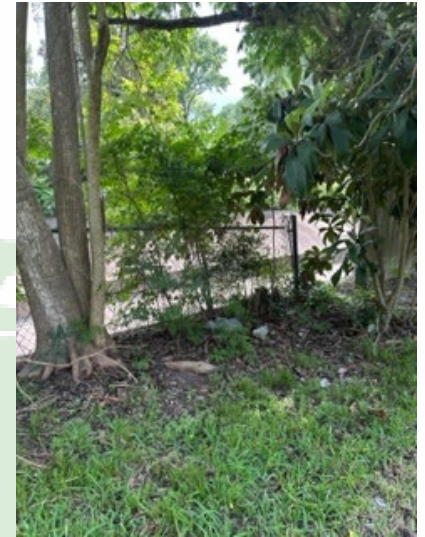
Water Came into the House

Peppermill - Backyard



Binglewood-Flooding History

- Section One:
 - Elegia St. and Cameo Dr. back up to Brickhouse Gully and consistently flood during rain events
- Section Two:
 - Home on Rockhurst (4 houses east of Peppermill on the south side) flooded from ditch overflow
 - Two homes near Theysen and Mona Lee were close to flooding but some work has been done to help by dredging ditches
 - Two homes at corner of Blankenship, west of Hollister, flooded several times and one is now being rebuilt as an elevated structure, 15' above flood level.



Railton at James W. Lee Park

Street Flooding near James W. Lee Park BEFORE 2019 Drainage Project



3710 Colleen



Autauga



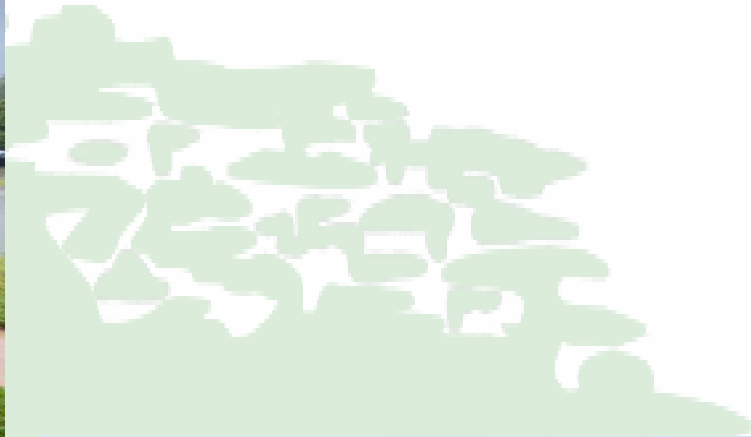
Autauga St.



Mona Lee

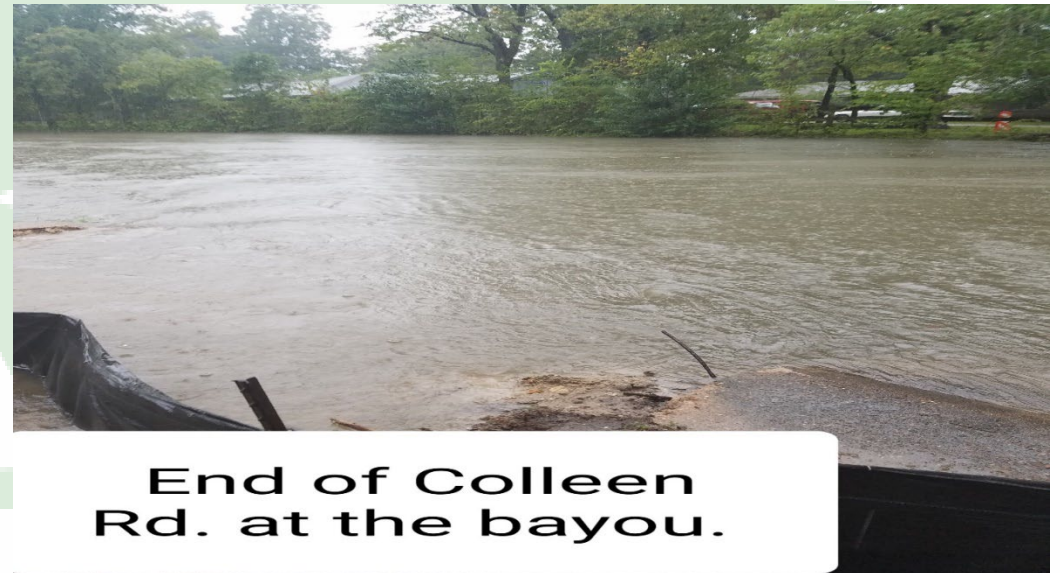


Eldora and Birchtown



Bayou Overflow onto Colleen Rd

**Water from bayou
coming on
Colleen Rd**



**End of Colleen
Rd. at the bayou.**

Colleen Rd



3918 Colleen Rd.



8914 Colleen Rd

Drainage for Entire Section Six?



This appears to be the only drainage for Section Six which was not part of the 2019 drainage project. Can the capacity be increased? We already have a backflow preventer under the bridge at Brickhouse Gully at Hollister.

Let us know if this is sustainable drainage for all of Section Six.

City Letter to Residents re Flooding Survey- We need everyone to respond!



August 2023

Dear Neighbor,

You are receiving this letter because you own a property in a Federal Emergency Management Agency (FEMA) repetitive loss area, a delineated 100-year floodplain, or an area that is subject to repetitive flood loss outside of the Special Flood Hazard Area.

The 100-year floodplain means there is a 1% chance of a flood event occurring in any given year. The 500-year floodplain means there is a 0.2% chance of a flood event occurring in any given year. Approximately 25% of the city lies within the 100-year floodplain. Neighbors in flood-prone areas must be aware of the hazards that may occur during severe storms, hurricanes, or tropical storms.

The City of Houston actively participates in the National Flood Insurance Program (NFIP). Flood insurance is available to you through most major insurance carriers, even if your home has been flooded in the past. Don't delay, but flood insurance today as there is a 30-day waiting period before policies are effective. City of Houston homeowners receive a 25% discount on their flood insurance premiums because the city holds a class 5 ranking under FEMA's Community Rating System.

Houston Public Works is conducting a Repetitive Loss Area Analysis to identify potential solutions to flooding hazards within each individual repetitive loss area. This analysis is ongoing, and most of the data collected is being done remotely; however, we may be visiting some areas to collect additional data in the coming months. Our teams will not enter your private property to collect this data. The analysis results will be provided to city leaders for future flood mitigation efforts. Your personal information will not be disclosed.

The City appreciates the help of those living in repetitive loss areas by providing any information regarding the flooding conditions of your property and we encourage your input. Visit HoustonPublicWorks.org to take the survey and provide flooding-related information regarding your property or area. Once completed, copies of the final report will be made available at HoustonPublicWorks.org and will include a review of alternative approaches for property protection or drainage improvements where feasible.

Prepare for flooding by elevating your HVAC, and by storing insurance paperwork, valuables, and medicine, in a water-protected container. Consider some flood protection measures such as checking your building for water entry points. These can be protected with low walls or temporary shields. Some property protection measures may require a permit. Contact the Floodplain Management Office to find out if a permit is required.

Contact the Houston Public Works grant team at 832-394-3111 for possible grant opportunities that may cover some or all the costs of elevating your house above historic flood levels. Go to FloodRiskReductionGrants-HoustonRescues.org for information on financial assistance.

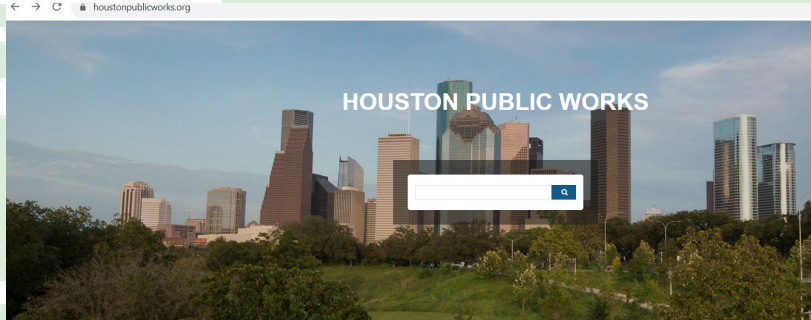
Visit FEMA's website at www.fema.gov to learn more about the NFIP, availability of flood insurance and property protection measures. Visit FEMA's Help Service Center at fema.helpline.gov for copies of Flood Insurance Rate Maps for your property or call toll-free at 877-338-2627. If you do not have internet access, visit the Floodplain Management Office at 1002 Washington Avenue, or call 832-394-8854.

Sincerely,

Choyce Morrow, P.E., CFM
Manager, Floodplain Management Office

P.O. Box 1562 | Houston, Texas 77251-1562 | HoustonPublicWorks.org
Capital Projects | Customer Account Services | Houston Permitting Center | Houston Water | Transportation & Drainage Operations
← → ↻ 📍 HoustonPublicWorks.org

- Fill out the survey at:
www.houstonpublicworks.org
- Takes only 7 minutes!



Houston Public Works Repetitive Loss Area Analysis

Houston Public Works is conducting a Repetitive Loss Area Analysis survey to identify potential solutions to flooding hazards within each individual repetitive loss area. Personal information will not be disclosed.

[Take Survey >](#)



Houston Public Works | Floodplain Management Office Survey

Houston Public Works Repetitive Loss Area Analysis

Houston Public Works is conducting a Repetitive Loss Area Analysis to identify potential solutions to flooding hazards in the community.

Thank you for participating in this survey. We hope to reduce and prevent further loss due to flooding. Your personal information will NOT be disclosed.

Estimated completion time is about 7 minutes.

*1. Name:

*2. Property Address:

Address:

Address 2:

City/Town:

State/Province:

ZIP/Postal Code:

*3. When did you begin living at this address?

Date / Time

Date:

MM/DD/YYYY

*4. What type of foundation does your home have?

- Slab
- Crawl Space
- Basement
- N/A

*5. Has your current home flooded before?

- Yes
- No

Clay Road and Hempstead Highway- Union Pacific Railroad Right-of-Way Drainage Issues

- Blockage along Hempstead Rd. starting at Clay Rd.-north end and ending at the south end of Longpoint Rd. This area doesn't drain on the west side and on both sides of the Union Pacific Railroad Right-of-way (RR ROW).
- This long stretch of land turns into lakes after rain events for long periods of time placing nearby residential homes, apartments and one elementary school located near this stretch of Hempstead Rd. on the west side at risk.
- The east side of Hempstead Rd. is mostly industrial and has very few open ditches and is well maintained by the property owners. It is the RR ROW along the rail line on both sides that has been neglected for decades.

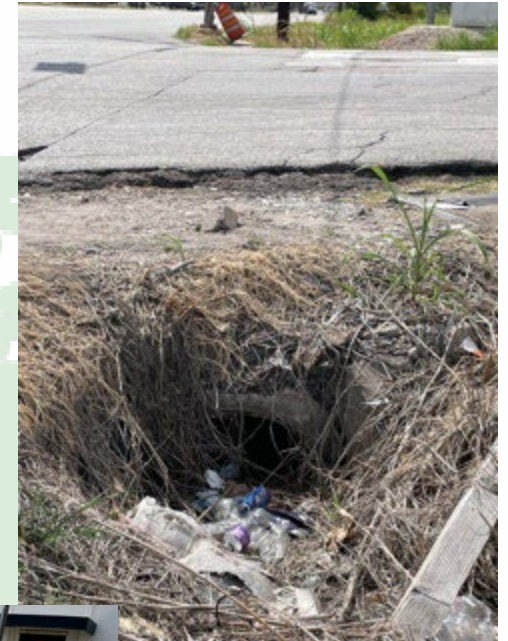
Clay Road and Hempstead Highway- Union Pacific Railroad Right-of-Way Drainage Issues

- We are asking the COH to clean the culvert inlets and Pct 4 to clean, grade and excavate the two open ditches that run along both sides of the RR ROW which would greatly improve the drainage along this section of the road, which is the east side of Spring Branch.
- The next series of pictures confirm why these lakes of water are generated after rain events, 85-90% of the culverts running under the crossing streets are plugged with tires, debris and soil. The remaining open culverts are too low and hold water because the adjacent ditches are too high and need to be graded/excavated so that the water will flow in the intended direction and ultimately, to White Oak Bayou.

Pictures of Railroad ROW-July 25, 2023



Pictures of Railroad ROW



Pictures of Railroad ROW



Summary of Ideas to Mitigate Flooding

Detention Pond at Hollister and Sonneville Dr.

- Dig a detention pond at site of future walking trail surrounding pond area (See next slide)
- Property is owned by HCFCD

Brickhouse Gully-Detention Pond

- Is there any available green space on east side of Bingle next to Brickhouse Gully for detention? (See map on following slide)

Section Six Drainage Inspection

- Review drainage pipe facing Hollister and its capacity for all of Section Six (See previous slide)

Hempstead Road Railroad ROW

- Dredge/Repair Clay Road and Hempstead Road - Railroad ROW (See previous slides)

Possible Drainage Solutions

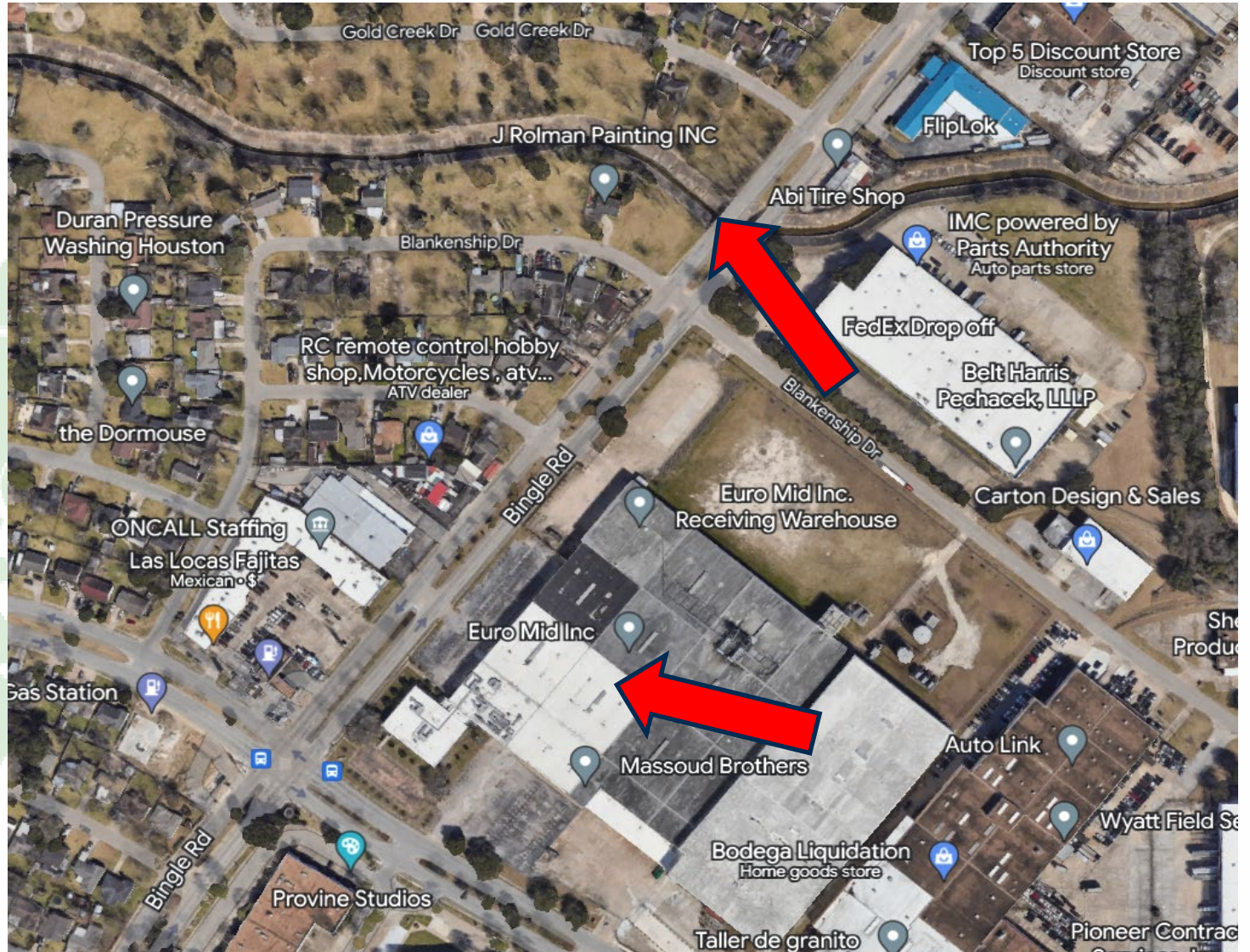


Hollister and Sonnevile
Vacant Lots for
Detention Areas



Possible Drainage Solutions

Map Showing
Bingle Rd. &
Kempwood Area-
Vacant Warehouse
and surrounding
land is ideal for
Detention Areas



What we are requesting from the City and County:

1. Storm Sewer Inspections – City
2. Share/Review Brickhouse Gully study – City/County
3. Please direct Flood Control to complete buyouts in Langwood – County
 - Finish Langwood Buyouts by HCFCD
 - Approximately 50 lots are already owned by HCFCD
 - Can detention be created in this area?
4. Hollister Bridge Improvements – City/County
5. Maintain / Enlarge – E115-06-00 & E115-08-00
“Drainage Highway”

Request #1: Inspect/Clean Storm Sewer Systems

The screenshot displays the Houston Public Works GIS application interface. At the top left is the logo for Houston Public Works. To the right is a search bar labeled "Search...". Below the logo and search bar is a navigation menu with the following items: "Search & Identify", "Getting Around", "Printing & Data Sharing", "Drawing & Measurement", and "Help".

Below the navigation menu is a toolbar with various icons for map interaction. The icons are grouped into two sections: "Identify" and "Search".

- Identify Section:** Includes icons for Point, Freehand, Line, Polygon, Rectangle, and Filter.
- Search Section:** Includes icons for Address or Intersection, Search by XY, Plot Coordinates, Parcels, Keymap, Zipcode, Council District, and MUD.

The main area of the interface is a satellite map showing a residential and commercial area. The map is overlaid with a network of green lines representing storm sewer systems. Some lines are solid green, while others are dashed green. There are also orange lines and markers on the map. Labels on the map include "KEMPWOOD DR" and "HOLLISTER ST".

At the bottom left of the map, there is a blue button labeled "I want to...". At the bottom of the map, there are two small boxes labeled "2018" and "2020", likely representing different time periods or data layers.

Request #2: Share and Discuss Brickhouse Gully Study What are your plans?



F-10 Brickhouse Gully

[Activity](#) / [Active Projects](#) / [White Oak Bayou](#) / [F-10 Brickhouse Gully](#)

[C-14 Federal Flood Damage Reduction Project](#)

[C-14 Fairbanks-North Houston Stormwater Detention Basin \(North\)](#)

[C-15 Arbor Oaks Stormwater Detention Basin](#)

[C-16 Design and Construction of Woodland Trails Stormwater Detention Basin](#)

[C-39 North Canal](#)

[C-59 Inwood Forest Stormwater Detention Basin Project](#)

[CI-010 E127-00-00 South Fork](#)

[CI-011 Feasibility Study Hidden Lake Townhomes](#)

[CI-030 Turkey Gully E500-26-00](#)

Recent Action



PROJECT DESCRIPTION

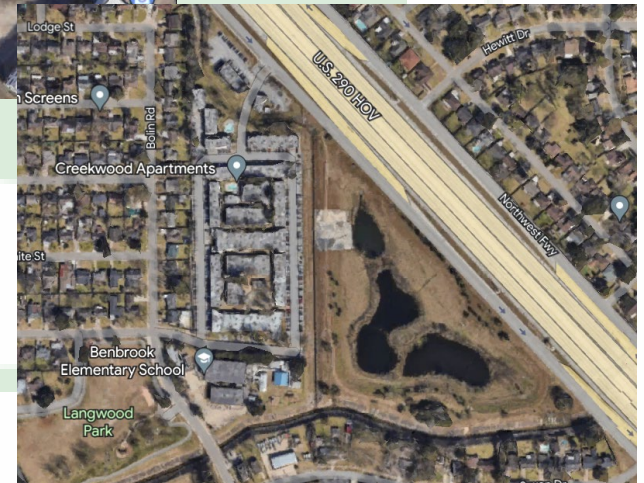
Brickhouse Gully is a concrete-lined channel that drains an area of central Harris County in the White Oak Bayou watershed. It flows west to east, mostly inside Beltway 8, north of IH-10 and west of U.S. 290. It currently offers a relatively low level of service that ranges from a 50 percent (two-year) level of service in the downstream (eastern) and central reaches, to a 1 percent (100-year) level of service upstream (to the west). Structural flooding during heavier rain events is common in this area. The Flood Control District's voluntary home buyout program includes several areas of interest within the Brickhouse Gully watershed.

In 2018, the Harris County Flood Control District began preliminary work on an engineering investigation aimed at identifying alternatives for reducing flooding risks and damages along Brickhouse Gully, which is formally identified as HCFCFD Unit E115-00-00.

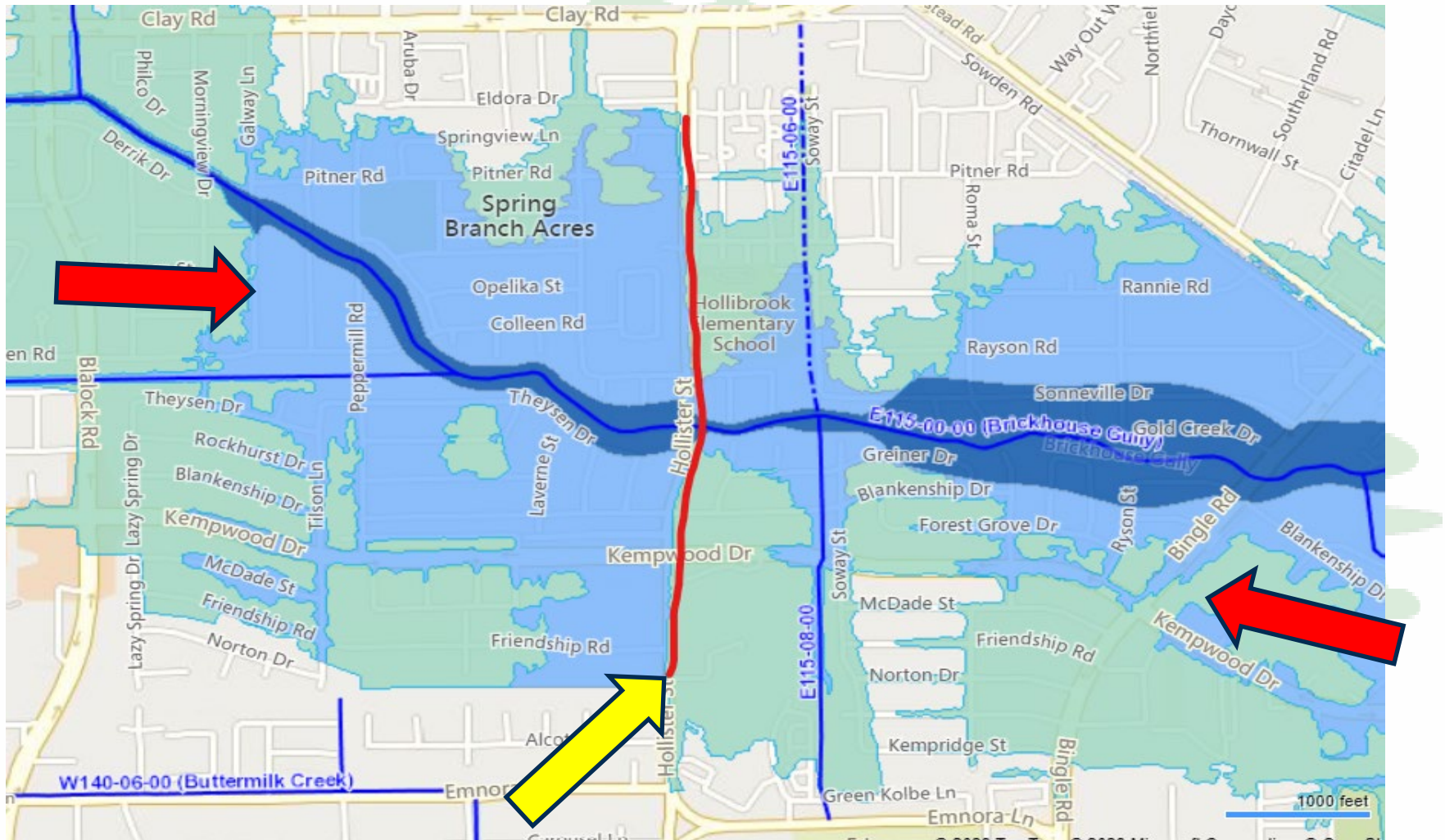
Goals of the Brickhouse Gully Flood Damage Reduction Study include:

- Quantifying existing flood risks
- Identifying alternatives that reduce the depth, duration and frequency of structural flooding for neighborhoods along Brickhouse Gully
- Identifying locations for use as stormwater detention

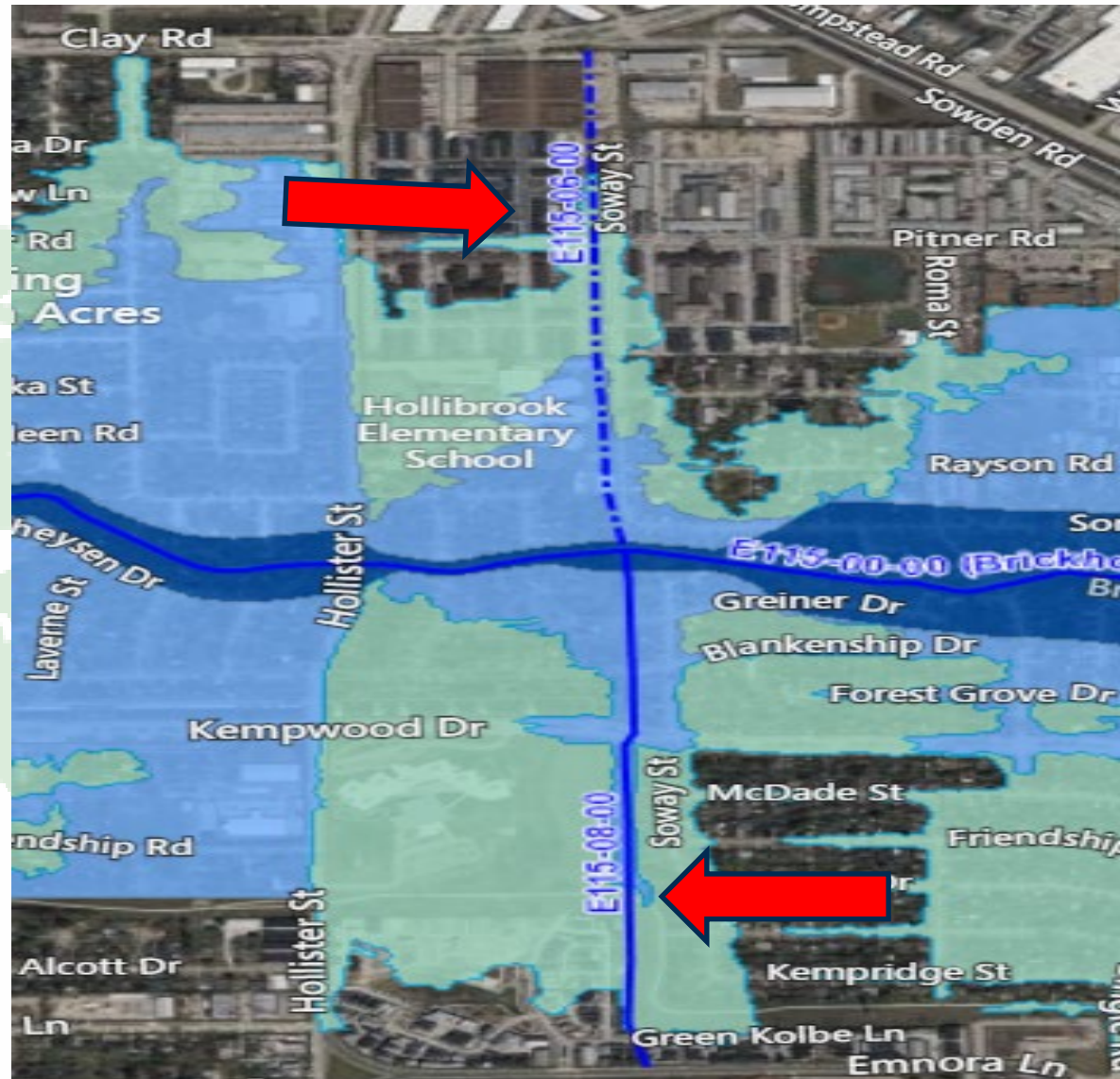
Request #3: Complete Langwood Buyouts & Convert to Detention Basins



Request #4: Improve Hollister Bridge Because It Acts as a Dam!



Request #5:
Improve E115-06-00 and E115-08-00
"Drainage Highway" to Hold More Water





Guest Speakers:

Commissioner Lesley Briones

and

Council Member Amy Peck

Binglewood Civic Club



Your Ideas/Drainage/
Flooding Issues
Everyone

Binglewood Civic Club



Q & A

Binglewood Civic Club

Thank you for listening!

Can we reconvene before
Halloween on next steps and
possible solutions?

Binglewood Civic Club

Contact Information

- Fill out the flood survey at: www.houstonpublicworks.org
- City of Houston: 3-1-1 to Report Drainage Ditch and Flooding Issues
- Send email when you have Ticket Number to: contact@binglewood.com
- Commissioner Briones:
<https://hcp4.net/commissioner/>
Email: commissioner.briones@hcp4.net
- Council Member Peck:
<https://www.houstontx.gov/council/a/index.html>
Phone: 832.393.3010
E-Mail: districta@houstontx.gov