

4813 W. Broadway  
Pearland, Texas 77581



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

*A Political Subdivision of the State of Texas*

### MEETING NOTICE BRAZORIA DRAINAGE DISTRICT NO. 4 BOARD OF COMMISSIONERS

Notice is hereby given, the Regular Meeting of Brazoria Drainage District Number 4 Commissioners will be held July 11, 2023 at 9:00 A.M. at the District office at 4813 W. Broadway, Pearland, Texas 77581.

At said meeting, the Commissioners may deliberate, discuss, consider and/or take action on any or all of the following items:

#### AGENDA

#### **I. INVOCATION AND PLEDGE OF ALLEGIANCE**

#### **II. PUBLIC COMMENTS**

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

- A. Regular Meeting – June 6, 2023
- B. Workshop – June 7, 2023

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

July & August 2023

#### **V. NEW BUSINESS**

- A. Discussion, Consideration & Possible Action** – To adopt resolution #2023-002 approving the revised Rules, Regulations & Guidelines to become effective August 8, 2023.
- B. Discussion, Consideration & Possible Action** – To authorize the Superintendent to negotiate, make an offer, sign papers, etc. for the purchase of 0.77-acres adjacent to Joe Martin Ditch and Rayburn Ln.
- C. Discussion, Consideration & Possible Action** – To authorize the Superintendent to sign an Application for Crossing Agreement with the Gulf Coast Water Authority (GWCA).

*Jim Mooney*  
Commissioner

*Jeffrey Brennan*  
Commissioner

*Scott Feules*  
Commissioner

- D. Discussion, Consideration & Possible Action** – To authorize the Superintendent to sign a Joint Contract for Election Services with Brazoria County.

## **VI. VARIANCE REQUESTS**

- A. Discussion, Consideration & Possible Action** – Massey Oaks Pond 5, 6, and 8 – BDD4 #23-000163 – Kevin Mourssavi – South of Old Massey Ranch Road, East of Harkey Rd, North of Hastings Cannon Road.

Variance Request: To utilize 20' wide maintenance berms. 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.

- B. Discussion, Consideration & Possible Action** – Massey Oaks Pond 5, 6, and 8 – BDD4 #23-000164 – Kevin Mourssavi – South of Old Massey Ranch Road, East of Harkey Rd, North of Hastings Cannon Road.

Variance Request: To use 3:1 side slopes for the wet portion of their detention ponds. Section 3.4.1.a of the Districts Rules, Regulations, and Guidelines states that detention ponds shall have 4:1 side slope.

- C. Discussion, Consideration & Possible Action** – Alexander Section 1 – BDD4 #23-000173 – LJA Engineering – 3710 Bartlett Springs Ct.

Variance Request: To allow a pier to be built in the detention pond. Section 3.4.1.f of the Districts Rules, Regulations, and Guidelines states that detention ponds shall not be encumbered by permanent improvements, easements, fee strips, or right of ways.

- D. Discussion, Consideration & Possible Action** – Creekside at Highland Glen Section 2 – BDD4 #23-000176 – LJA Engineering – The Lakes at Highland Glen Section 6, Centre at Pearland Parkway.

Variance Request: To allow an emergency access road within the maintenance berm of their detention pond in Section 2 only. Section 3.4.1.f of the Districts Rules, Regulations, and Guidelines states that detention ponds shall not be encumbered by permanent improvements, easements, fee strips, or right of ways.

- E. Discussion, Consideration & Possible Action** – Creekside at Highland Glen Section 2 – BDD4 #23-000177 – LJA Engineering – The Lakes at Highland Glen Section 6, Centre at Pearland Parkway.

Variance Request: To utilize 20' wide maintenance berms. 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.

- F. Discussion, Consideration & Possible Action** – Creekside at Highland Glen Section 2 – BDD4 #23-000178 – LJA Engineering – The Lakes at Highland Glen Section 6, Centre at Pearland Parkway.

Variance Request: To share their maintenance berm with a District drainage easement. Section 3.4.1.e 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.

- G. Discussion, Consideration & Possible Action** – 2503 Covey Lane – BDD4 #23-000172 – Justin Brantley – Covey Lane and Fite Road.  
Variance Request: To utilize a pervious paving system. Districts Rules, Regulations, and Guidelines do not allow or disallow pervious paving systems.

## **VII. PLATS & PLANS**

- A. Discussion, Consideration & Possible Action** – Massey Oaks West Lake – BDD4 #23-000134 – Final Plat – Miller Survey / DCCM – South of CR 100, east of FM 1128, and west of Harkey Road.
- B. Discussion, Consideration & Possible Action** – Massey Oaks East Lake – BDD4 #23-000135 – Final Plat – Miller Survey / DCCM – South of CR 100, east of FM 1128, and west of Harkey Road.
- C. Discussion, Consideration & Possible Action** – Massey Oaks Section 3 – BDD4 #23-000136 – Final Plat – Miller Survey / DCCM – South of CR 100, east of FM 1128, and west of Harkey Road.
- D. Discussion, Consideration & Possible Action** – Massey Oaks Section 4 – BDD4 #23-000137 – Final Plat – Miller Survey / DCCM – South of CR 100, east of FM 1128, and west of Harkey Road.
- E. Discussion, Consideration & Possible Action** – Massey Oaks Section 5 – BDD4 #23-000138 – Final Plat – Miller Survey / DCCM – South of CR 100, east of FM 1128, and west of Harkey Road.
- F. Discussion, Consideration & Possible Action** – Magnolia Elation – BDD4 #23-000142 – Final Plat – Gruller Surveying – Magnolia Parkway and Manvel Road (Mary’s Creek).
- G. Discussion, Consideration & Possible Action** – STNL TLE Orchard Lane – BDD4 #23-000161 – Final Plat – LJA Engineering – North of Croix Road, east of Orchard Park, and west of HWY 288.
- H. Discussion, Consideration & Possible Action** – 7225 Libby Lane – BDD4 #23-000165 – Final Plat – Survey 1 Inc. – Northwest of the intersection of Wellborne Dr. and Libby Ln.
- I. Discussion, Consideration & Possible Action** – Manvel Parkway Elevated Storage Tank – BDD4 #23-000055 – Final Drainage Plan – HDR Engineering – Del Bello Subdivision.
- J. Discussion, Consideration & Possible Action** – JMK5 Liberty – BDD4 #23-000022 – Final Plat – Boundary One Surveyors, LLC – 3801 Liberty Drive, Mary’s Creek is located on the Southeast side of the property.
- K. Discussion, Consideration & Possible Action** – Del Bello Section 9 – BDD4 #23-000160 – Final Plat – LJA Engineering – West of Del Bello Lane, South of Croix Road, and East of Highway 288.

- L. Discussion, Consideration & Possible Action** – Pearland Regional Randy Effron – BDD4 #23-000108 – Final Drainage Plan – Daniel Scott Engineering, LLC – CR 130 and Pearland Regional Airport.
- M. Discussion, Consideration & Possible Action** – Sharp/Scherer Tract – BDD4 #23-000155 – Drainage Impact Analysis Addendum 1 – LJA Engineering – One mile east of County Road 57 and FM 521 (only approving portions within BDD4 jurisdiction).
- N. Discussion, Consideration & Possible Action** – Bailey Road Expansion – BDD4 #22-000227 – Drainage Impact Analysis – GC Engineering – Bailey Road from Veterans Dr. to Highway 35.
- O. Discussion, Consideration & Possible Action** – Lew Tract South Section 1 – BDD4 #23-000179 – Revised Final Drainage Plan – RG Miller Engineers – East of Harkey Road, south of the Cowart Diversion Channel.
- P. Discussion, Consideration & Possible Action** – Alexander Section 2 – BDD4 #23-000010 – Final Drainage Plan – LJA Engineering – West of Highway 35 and South of Bailey Road.
- Q. Discussion, Consideration & Possible Action** – Rodeo Palms Ditch Maintenance – BDD4 #23-000160 – Final Drainage Plan – EHRA Engineering – Rodeo Palms Boulevard.
- R. Discussion, Consideration & Possible Action** – Surface Water Treatment Plant – BDD4 #23-000153 – Final Drainage Plan – Cobb, Fendley, & Associate, Inc. – At the northwest intersection of Mustang Bayou and Airline Rd.

**VIII. ADJOURN**



Jeffrey H. Brennan, Chairman

ITEMS WILL NOT NECESSARILY BE PRESENTED IN THE ORDER THEY ARE POSTED.  
POSTED THIS 6th day of July 2023 at 4:00 O'CLOCK PM.  
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