

4813 W. Broadway
Pearland, Texas 77581



(281) 485-1434
info@bdd4.org

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 November 14, 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 – October 3, 2023

IV. APPROVAL OF CHECK NUMBERS

November & December 2023

V. NEW BUSINESS

A. Discussion, Consideration & Possible Action – To set the 2024 District Calendar including changing the following regular meeting dates:

- January 2nd to January 9th
- September 3rd to September 10th
- November 5th to November 6th

B. Discussion, Consideration & Possible Action – To accept a 71.45-acre drainage easement from MC 288, LLC for the Sprint Pond located on the south side of Mustang Bayou near the Pomona development and authorize the Chairman to sign all related documents.

C. Discussion, Consideration & Possible Action – To accept a 2.577-acre drainage easement from Primoris Energy Services Corporation for a portion of the Sprint Pond located on the

Jim Mooney
Commissioner

Jeffrey Brennan
Commissioner

Scott Feules
Commissioner

north side of Mustang Bayou near the Pomona development and authorize the Chairman to sign all related documents.

- D. Discussion, Consideration & Possible Action** – To accept a 25.28-acre drainage easement from MC 288, LLC for a portion of the Sprint Pond located on the north side of Mustang Bayou near the Pomona development and authorize the Chairman to sign all related documents.
- E. Discussion, Consideration & Possible Action** – To approve an updated Maintenance Agreement with MUD 39 & MUD 40 for the Pomona development and authorize the Chairman to sign all related documents.
- F. Discussion, Consideration & Possible Action** – To approve the Texas SmartBuy Membership Program Resolution updating the District’s contact information and authorize the Chairman to sign all related documents.
- G. Discussion, Consideration & Possible Action** – To accept a 0.9331-acre drainage easement from Phoc, LLC and authorize the Chairman to sign all related documents.
- H. Discussion, Consideration & Possible Action** – To accept a 1.263-acre drainage easement from Viet Truong on Apollo Rd. and authorize the Chairman to sign all related documents.
- I. Discussion, Consideration & Possible Action** – To accept a 0.8985-acre drainage easement from VDB Property Management, LLC and authorize the Chairman to sign all related documents.
- J. Discussion, Consideration & Possible Action** – To adopt & authorize the Chairman to sign Resolution #2023-004 an amendment to the Rules, Regulations, & Guidelines regarding drainage & flood control.

VI. VARIANCE REQUESTS

- A. Discussion, Consideration & Possible Action** – French Quarter – BDD4 #23-000278 – Huitt Zollars, Inc. – North of Pearland Parkway and Dixie Farm Road.
Variance Request: Applicant seeks a reduction of the soffit requirement for a roadway culvert as per Section 25.8 of the District’s Rules, Regulations and Guidelines.
- B. Discussion, Consideration & Possible Action** – HJR Highway 6 – BDD4 #23-000283 – Daniel Scott Engineering – West of Highway 288 Southside of Highway 6.
Variance Request: Applicant seeks permission to use a pump station with an underground detention system. Section 17.A.3 of the District’s Rules, Regulations and Guidelines.
- C. Discussion, Consideration & Possible Action** – HJR Highway 6 – BDD4 #23-000283 – Daniel Scott Engineering – West of Highway 288 Southside of Highway 6.

Variance Request: Applicant seeks permission to use 20-foot maintenance berm along the existing right-of-way. Section 14.B.9 of the District’s Rules, Regulations and Guidelines.

D. Discussion, Consideration & Possible Action – Sharon Cove – BDD4 #23-000300 – City of Pearland – Sharon Rd, West of Roy Rd, Adjacent to BDD4 Ditch A118-00-00.

Variance Request: Applicant seeks waiver to submit Drainage Plan. Section 14.A of the District’s Rules, Regulations and Guidelines.

E. Discussion, Consideration & Possible Action – County Road 59 Improvements – BDD4 #23-000299 – Cobb Findley – CR 59 between CR 48 and Kirby Drive, with detention pond parcel on north side of roadway, and outfall at the Southern Trails facility

Variance Request: Applicant seeks permission to use a “V” bottom ditch. Section 20.A.2 of the District’s Rules, Regulations and Guidelines.

F. Discussion, Consideration & Possible Action – 3702 Old Chocolate Bayou Road – BDD4 #23-000303 – Mission Engineering – Old Chocolate Bayou Road & Bailey Road.

Variance Request: Applicant seeks permission to use a 5-foot berm for a detention pond which will be 10 feet in depth on the west, south, and east side. The pond will have vertical walls in accordance with Section 14.H of the District’s Rules, Regulations and Guidelines.

G. Discussion, Consideration & Possible Action – 6521 Amie Lane – BDD4 #23-000304 – AL&B Engineering Services– 6521 Amie Lane off CR 879.

Variance Request: Applicant seeks permission to treat all existing impervious cover as grand-fathered for detention purposes. Section 33.B of the District’s Rules, Regulations and Guidelines.

VII. PLATS & PLANS

A. Discussion, Consideration & Possible Action – Viet Truong Buddhist Temple – BDD4 #23-000064 – Final Drainage Plan – Daniel Scott Engineering LLC – 5477 CR 174A, Rosharon, TX; adjacent to Cold River Ranch Ditch.

B. Discussion, Consideration & Possible Action – Cutter Storage 36 – BDD4 #23-000215 – Final Drainage Plan – Daniel Scott Engineering – Tindel Street and Highway 35.

C. Discussion, Consideration & Possible Action – Tindel Estates – BDD4 #23-000259 – Final Plat – FMS Surveying Inc. – Tindel Street and Highway 35.

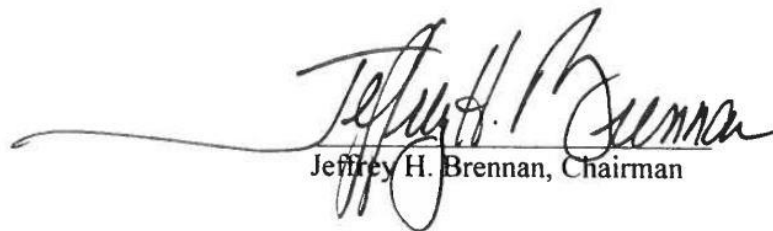
D. Discussion, Consideration & Possible Action – Floor and Decor – BDD4 #23-000212 – Revised Final Drainage Plan – Quiddity Engineering – 3350 Business Center Drive.

E. Discussion, Consideration & Possible Action – Time Mart Trammel Fresno – BDD4 #23-000213 – Final Drainage Plan – HRS & Associates – Southwest corner of CR 58 and CR 48.

F. Discussion, Consideration & Possible Action – Bailey Road Improvements – BDD4 #22-000226 – Final Drainage Plan – Freese & Nichols – Bailey Road from Veterans to Highway 35.

- G. Discussion, Consideration & Possible Action** – Magnolia Marketplace – BDD4 #23-000246 – Final Drainage Plan - Kimley - Horn. – Southwest intersection of Manvel Road and Magnolia Parkway.
- H. Discussion, Consideration & Possible Action** – Pearland Coffee Roasters– BDD4 #22-000025 – Final Drainage Plan – PRD Land Development Services, LLC – North of 518, West of Shawntel and South of Mary’s Creek.
- I. Discussion, Consideration & Possible Action** – 3910 & 3912 Allen Road– BDD4 #23-000271 – Final Drainage Plan – DVJ Civil Engineering & Land Surveying – Allen Road, East of 288, South of Bailey Avenue and West of Masters Road
- J. Discussion, Consideration & Possible Action** – Lily Blossom Estates– BDD4 #23-000253 – Final Plat – South Point Surveying – Allen Road, East of 288, South of Bailey Avenue and West of Masters Road
- K. Discussion, Consideration & Possible Action** – Creekside at Highland Glen Section 2 – BDD4 #22-000253 – Final Drainage Plan – LJA Engineering – East of Pearland Parkway, West of Clear Creek, Entrance at Stable Stone Lane.
- L. Discussion, Consideration & Possible Action** – Alexander Tract Detention & Mass Grading – BDD4 #22-000285 – Revised Final Drainage Plan – LJA Engineering – West of SH 35 and South of Bailey Road.
- M. Discussion, Consideration & Possible Action** – Longshot Warehouse – BDD4 #23-000294 –Final Plat – South Point Surveying – Intersection of CR 129 CR 127.
- N. Discussion, Consideration & Possible Action** – French Quarter – BDD4 #23-000288 – Master Development Plan – Huitt-Zollars, Inc. – North of the Pearland Parkway and Dixie Farm intersection. Cowarts Creek is located South-East of the property with Industrial Drive ditch located in the property and Old Shadycrest ditch to the North-East of the property.

VIII. ADJOURN



Jeffrey H. Brennan, Chairman

ITEMS WILL NOT NECESSARILY BE PRESENTED IN THE ORDER THEY ARE POSTED.
POSTED THIS 9th day of November 2023 at 3:30 PM.
This site is accessible to disabled individuals.