

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 November 4, 2025 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 7, 2025

IV. APPROVAL OF CHECK NUMBERS

November & December 2025

V. NEW BUSINESS

A. Discussion, Consideration & Possible Action – To propose a wage adjustment for District employees.

B. Discussion, Consideration & Possible Action – To approve the 2026 District Calendar including District holidays, regular & special meetings.

C. Discussion, Consideration & Possible Action – To accept a 0.203-acre drainage easement from Jeff & Alyssa Hanzon along Springfield Ditch and authorize the Chairman to sign all related documents.

D. Discussion, Consideration & Possible Action – To approve Resolution #2025-005 Adopting the District's Revised Rules, Regulations, & Guidelines.

Adrian Hernandez
Commissioner

Jeffrey Brennan
Commissioner

Scott Feules
Commissioner

VI. VARIANCE REQUESTS

- A. Discussion, Consideration & Possible Action** – Pena's Tire Shop – BDD4 #25-000200 – Sterling Maynard, P.E. – Located at 1422 Kathy south of Highway 6, east of FM 521, and west of SH 288.

Variance Request: The applicant seeks a waiver for the downstream outfall to be 6" above the receiving ditch flowline deviating from section 15.A.10 of the District Rules, Regulations, and Guidelines.

- B. Discussion, Consideration & Possible Action** – – Pena's Tire Shop – BDD4 #25-000200 – Sterling Maynard, P.E. – Located at 1422 Kathy south of Highway 6, east of FM 521, and west of SH 288.

Variance Request: The applicant seeks permission for a grass lined ramp for a vertical wall pond deviating from section 14.H.2 of the District Rules, Regulations, and Guidelines.

VII. PLATS & PLANS

- A. Discussion, Consideration & Possible Action** – Yama Plaza – BDD4 #25-000109 – Final Drainage Plan – Frontier Engineering Solutions, LLC – Located in between Hwy 288 frontage road on the west side and Country Place Parkway on the east side.

- B. Discussion, Consideration & Possible Action** – Yama Plaza – BDD4 #25-000114 – Final Plat – PRO-SURV – Located in between Hwy 288 frontage road on the west side and Country Place Parkway on the east side.

- C. Discussion, Consideration & Possible Action** – Caldwell Lakes Section 5 – BDD4 #24-000203 – Final Plat – LJA Engineering – Located North of Bullard, South of Alloy.

- D. Discussion, Consideration & Possible Action** – Caldwell Lakes Section 6 – BDD4 #24-000223 – Final Plat – LJA Engineering – Located North of Bullard, South of Alloy.

- E. Discussion, Consideration & Possible Action** – Contract Lumber – BDD4 #25-000093 – Revised Drainage Plan – Everest Design Group, LLC. – Located on County Road 129D .

- F. Discussion, Consideration & Possible Action** – Hanzon Residence – BDD4 #25-000092 – Final Drainage Plan – Baker & Lawson Inc. – Located on Bailey Road between Harkey and McLean Road.

- G. Discussion, Consideration & Possible Action** – Primrose Phase 1 – BDD4 #25-000138 – Final Drainage Plan – EHRA Engineering – Located North of SH 6 & East of CR 48.

- H. Discussion, Consideration & Possible Action** – McDonalds Bailey Rd – BDD4 #25-000197 – Revised Drainage Plan - PAPE-DAWSON - Located at the northwest corner of Bailey Ave and Smith Ranch Rd.

- I. Discussion, Consideration & Possible Action** – Del Bello Reserves – BDD4 #25-000161 – Final Drainage Plan - LJA Engineering - Located at Highway 288 and Del Bello Boulevard.

VIII. ENFORCEMENT MATTERS

Including the assessment and collection of civil penalties for violations of District Rules, Regulations, & Guidelines and the holding of a public hearing in connection therewith.

- A. Executive (Closed) Session – Pursuant to Texas Government Code section 551.071, consultation with an attorney.
- B. 8520 Broadway, Pearland, TX 77584 – Pearland Medical Commons
- C. 9721 Broadway, Pearland, TX 77584 – Silverlake Pearland LLC

IX. ADJOURN



Jeffrey H. Brennan, Chairman

ITEMS WILL NOT NECESSARILY BE PRESENTED IN THE ORDER THEY ARE POSTED.
POSTED THIS 29th day of October 2025 at 4:30 PM.
This site is accessible to disabled individuals.

Brazoria Drainage District No. 4 reserves the right to adjourn into executive/closed session at any time during the course of this meeting as authorized by the Texas Open Meetings Act, including Texas Government Code, Section 551.071 (Consultation with Attorney), Section 551.072 (Deliberations about Real Property), and Section 551.074 (Regarding Personnel Matters).