



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 April 7, 2026 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 – March 4, 2026

IV. APPROVAL OF CHECK NUMBERS

April & May 2026

V. NEW BUSINESS

A. Discussion, Consideration & Possible Action – To accept a 0.489-acre drainage easement from Joshua Juneau along Mary's Creek and authorize the Chairman to sign all related documents.

B. Discussion, Consideration & Possible Action – To accept a 0.2195-acre access easement from Veekay Investments Pearland, LLC near the intersection of Broadway & Oak Rd. and authorize the Chairman to sign all related documents.

VI. VARIANCE REQUESTS

A. Discussion, Consideration & Possible Action – Driver Pipeline – BDD4 #26-000061 – Dunaway Associates – Located East of HWY 35 on Industrial Road.

Variance Request: The applicant seeks waiver of Malcom Method / Small Watershed to utilize 0.65-ac.ft./ac. for gravity or 0.70-ac.ft./ac. for pumped detention deviating from section 33.C.2, of the District Rules, Regulations, and Guidelines.

B. Discussion, Consideration & Possible Action – Kwik Kar – BDD4 #26-000065 – Crain Group LLC – Located at 2610 Broadway.

Variance Request: The applicant seeks waiver of constructing a concrete pilot channel deviating from section 28.6.iii, of the District Rules, Regulations, and Guidelines.

C. Discussion, Consideration & Possible Action – Serenity House – BDD4 #26-000063 – RSG Engineering – Located at 16803 Herridge Road.

Variance Request: The applicant seeks a waiver from the requirement for the downstream outfall to be 6” above the static water level of the ditch with a proposed deviation of 0.10’ above the static water level deviating from section 15.A.10 of the District Rules, Regulations, and Guidelines.

VII. PLATS & PLANS

A. Discussion, Consideration & Possible Action – PNC Bank - MTC – BDD4 #26-000039 – Final Plat – Bowman Consulting Group – Located at the NW corner of Highway 288 and Highway 6 in the Manvel Town Center development.

B. Discussion, Consideration & Possible Action – Smart Microbes – BDD4 #25-000172 – Final Plat – Luther Daly – Located at 6521 Amie Lane.

C. Discussion, Consideration & Possible Action – Windbrook RV Park – BDD4 #26-000026 – Final Drainage Plan – Sterling Engineering Consultants – Located at 4227 Old Chocolate Bayou Road.

D. Discussion, Consideration & Possible Action – Moosa Cricket – BDD4 #25-000251 – Final Drainage Plan – Pro E Consulting – Located at the corner of Old Massey Ranch Rd and Herridge road.

E. Discussion, Consideration & Possible Action – 7713 Broadway – BDD4 #25-000237 – Final Drainage Plan – ALJ-Lindsey, LLC – Located at the NW corner of FM 518 & Oak Rd.

F. Discussion, Consideration & Possible Action – Primrose Section 1 – BDD4 #25-000254 – Final Drainage Plan – Edminster, Hinshaw, Russ & Associates, Inc. – Located North of Highway 6, East of CR 48, South of Rodeo Palms Pkwy.

G. Discussion, Consideration & Possible Action – CR 100 Arcadian Estates – BDD4 #25-000203 – Final Drainage Plan – BGE, Inc. – Located Along Old Massey Ranch Road (CR 100) East of Harkey Road and West of Berry Road.

H. Discussion, Consideration & Possible Action – 1705 Broadway – BDD4 #25-000187 – Final Drainage Plan – ALJ-Lindsey, LLC – Located 500 ft west of the intersection of Broadway & Dixie Farm Rd.

I. Discussion, Consideration & Possible Action – Pomona Commercial – BDD4 #26-000027 – Final Plat – LJA Engineering – Located North of Croix Road and West of CR 85.

J. Discussion, Consideration & Possible Action – 7520 Fite Road – BDD4 #25-000183 – Revised Final Drainage Plan – Noma Engineering – Located at 7520 Fite Road.

- K. Discussion, Consideration & Possible Action** – Primrose Section 2 – BDD4 #26-000028 – Final Drainage Plan – Edminster, Hinshaw, Russ & Associates, Inc. – Located North of Highway 6, East of CR 48, South of Rodeo Palms Pkwy.
- L. Discussion, Consideration & Possible Action** – Welby Bank – BDD4 #25-000198 – Final Drainage Plan – Pape-Dawson – Located at the southwest quadrant of Highway 6 and Highway 288.

VIII. ENFORCEMENT MATTERS

IX. ADJOURN



Jeffrey H. Brennan, Chairman

ITEMS WILL NOT NECESSARILY BE PRESENTED IN THE ORDER THEY ARE POSTED.

POSTED THIS 31st day of March 2026 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).