

4813 W. Broadway  
Pearland, Texas 77581



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

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*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 August 4, 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 –July 7, 2026

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

August & September 2026

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

**A. Discussion, Consideration & Possible Action** – To accept a 0.1583-acre drainage easement and 2.097-acre drainage easement from Antioch Houston Community Church along Mary's Creek and authorize the Chairman to sign all related documents.

**B. Discussion, Consideration & Possible Action** – To accept a 5.614-acre drainage easement from Denbury Onshore, LLC along Oil Field Ditch and authorize the Chairman to sign all related documents.

**C. Discussion, Consideration & Possible Action** – To discuss the sale of the 39.08-acre Schmeltz property to Harris County Flood Control District.

**D. Discussion, Consideration & Possible Action** – To award the annual contract for BDD4 #26613 High Density Polypropylene Storm Sewer Pipe.

Adrian Hernandez  
Commissioner

Jeffrey Brennan  
Commissioner

Scott Feules  
Commissioner

- E. Discussion, Consideration & Possible Action** – To accept a 0.962-acre revised drainage easement from the City of Pearland along Railroad Ditch and authorize the Chairman to sign all related documents.
- F. Discussion, Consideration & Possible Action** – To accept a Special Warranty Deed from Pomona Land, LLC, Pomona Phase 4, LLC, Pomona Phase 5, LLC, and MC 288, LLC for property located along Mustang Bayou within the Pomona development and authorize the Chairman to sign all related documents.
- G. Discussion, Consideration & Possible Action** – Presentation regarding detention methodology for medium-sized projects within the District.

## **VI. VARIANCE REQUESTS**

- A. Discussion, Consideration & Possible Action** – Metta Center – BDD4 #26-000135 – GC Engineering – Located at the southwest corner of Hatfield Road and Brookside Road.  
**Variance Request:** The applicant seeks waiver of Malcom Method / Small Watershed deviating from section 33.C.2, of the District Rules, Regulations, and Guidelines, requesting permission to provide detention at the flat rate of 0.65 ac.ft./ac. of increased impervious cover.

## **VII. PLATS & PLANS**

- A. Discussion, Consideration & Possible Action** – Edge Industrial Park II – BDD4 #26-000030 – Final Drainage Plan – RSG Engineering, Inc. – Located at McHard Road and Highway 35.
- B. Discussion, Consideration & Possible Action** – French Quarter Section 1 – BDD4 #26-000073 – Final Plat – Huitt-Zollars – Located North of the intersection of Dixie Farm Rd. & Pearland Parkway near Shady Crest Ditch, Industrial Drive Ditch, and Cowart's Creek.
- C. Discussion, Consideration & Possible Action** – Hastings Phase II – BDD4 #26-000124 – Final Drainage Plan – Halff Associates – Located along Hastings Circle, Chigger Creek Drive, and Choate Drive
- D. Discussion, Consideration & Possible Action** – Bullard Parkway III – BDD4 #26-000048 – Final Plat – LJA Engineering – Located South of Alloy and North of Bullard (only approving portions within BDD4 jurisdiction).
- E. Discussion, Consideration & Possible Action** – Driver Pipeline – BDD4 #26-000122 – Final Drainage Impact Analysis – Huitt-Zollars – Located at 3316 Industrial Dr.
- F. Discussion, Consideration & Possible Action** – Antioch Church – BDD4 #26-000044 – Final Drainage Plan – DVJ Group – Located on the south side of Liberty Drive.
- G. Discussion, Consideration & Possible Action** – Antioch Church – BDD4 #26-000102 – Final Plat – DVJ Group – Located on the south side of Liberty Drive.
- H. Discussion, Consideration & Possible Action** – Pearland Industrial Park – BDD4 #26-000106 – Final Plat – Windrose – Located adjacent to Veterans Drive, with Walnut Street to the North of the property.

- I. Discussion, Consideration & Possible Action** – Kwik Kar – BDD4 #26-000133 – Final Drainage Plan – Maher M Ismail – Located at 2610 Broadway Street.
- J. Discussion, Consideration & Possible Action** – Southwest Quadrant Old Town – BDD4 #26-000110 – Final Drainage Plan – City of Pearland – Located in the Old Town area, is bounded by Broadway Street on the North, Walnut St on the South, McLean St on the West, and the Railroad tracks on the East.

## **VIII. ENFORCEMENT MATTERS**

Discussion, consideration, & possible action 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.** 9721 Broadway, Pearland, TX 77584 – Silverlake Shopping Center – #22-000034
- B.** 19753 SH 35, Pearland, TX 77581 – Soto Roofing – #26-000049
- C.** Chance Ln., Pearland, TX 77583 – Dalton Investments – #21-000020

## **IX. ADJOURN**



Jeffrey H. Brennan, Chairman

ITEMS WILL NOT NECESSARILY BE PRESENTED IN THE ORDER THEY ARE POSTED.  
POSTED THIS 29<sup>th</sup> day of July 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).***