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, 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 – October 6, 2026

IV. APPROVAL OF CHECK NUMBERS

November & December 2026

V. NEW BUSINESS

A. Discussion, Consideration & Possible Action – Follow up report from District Engineer on the District's current criteria for detention.

VI. VARIANCE REQUESTS

A. Discussion, Consideration & Possible Action – Watermill – BDD4 #26-000196 – Watermill Express – Located at 15002 Highway 6.
Variance Request: The Applicant seeks grand-father treatment for the replacement of 200 sq.ft. of impervious within a 20-year-old commercial development without a Drainage Plan previously approved by the Board.

VII. PLATS & PLANS

A. Discussion, Consideration & Possible Action – Food Truck Park – BDD4 #26-000137 – Final Drainage Plan – Sarab Structural and Civil LLC – Located on County Road 48 between Pomona Parkway and Jasper St.

B. Discussion, Consideration & Possible Action – Elite Express Car Wash – BDD4 #25-000086 – Final Drainage Plan – ALJ Lindsey, LLC – Located at the Southwest corner of FM 1128 & Magnolia Parkway.

C. Discussion, Consideration & Possible Action – Silverlake HOA Offices – BDD4 #26-000148 – Final Drainage Plan – Sarab Structural and Civil LLC – Located at Southwyck Parkway and HWY 94.

D. Discussion, Consideration & Possible Action – BC MUD 2 WP 1 – BDD4 #26-000150 – Final Drainage Plan – Quiddity Engineering, LLC – Located at the intersection of Shelby Drive and Clarestone Drive.

E. Discussion, Consideration & Possible Action – Impax Flex Pearland – BDD4 #26-000136 – Final Drainage Plan – CIVE, INC. – Located at 1425 Main Street.

F. Discussion, Consideration & Possible Action – Impax Flex Pearland – BDD4 #26-000086 – Final Plat – Advance Surveying Inc – Located at 1425 Main Street.

G. Discussion, Consideration & Possible Action – Rayburn Sewer Replacement – BDD4 #26-000184 – Final Drainage Plan – Freese and Nichols – Located at Rayburn Lane, East of Crane Drive and North of E. Broadway Street.

H. Discussion, Consideration & Possible Action – Primrose Phase II – BDD4 #26-000130 – Final Drainage Impact Analysis – EHRA Engineering – Located Northwest of the intersection of State Highway 6 and State Highway 288.

I. Discussion, Consideration & Possible Action – Manvel Crossing Clearing – BDD4 #26-000190 – Final Drainage Plan – EHRA Engineering – Located at Kirby Rd and Hwy 6 West of Manvel Town Center.

J. Discussion, Consideration & Possible Action – Huong Lam Buddhist Center – BDD4 #26-000192 – Revised Drainage Plan – AL&B Engineering Services, LLC. – Located at 4203 Chocolate Bayou Road.

K. Discussion, Consideration & Possible Action – 18202 Timothy – BDD4 #25-000256 – Final Drainage Plan – ALJ Lindsey – Located at 18202 Timothy Street.

L. Discussion, Consideration & Possible Action – BC MUD 29 WWTP – BDD4 #26-000125 – Final Drainage Impact Analysis – EHRA Engineering – Located off Rodeo Palms Boulevard.

M. Discussion, Consideration & Possible Action – Pearland Logistics – BDD4 #26-000116 – Final Drainage Plan – Langan Engineering – Located near the intersection of Knapp Rd. and N Main St.

N. Discussion, Consideration & Possible Action – Magnolia Creek Section 1 – BDD4 #25-000209 – Revised Drainage Plan – LJA Engineering, Inc. – Located at the Intersection of CR100 and Berry Road.

O. Discussion, Consideration & Possible Action – Kroozin Manvel – BDD4 #26-000168 – Final Plat – Advance Surveying Inc – Located at the Intersection of State Hwy 6 & County Road 48.

P. Discussion, Consideration & Possible Action – In N Out Burger – BDD4 #26-000175 – Final Drainage Plan – MSL Engineering, Inc – Located at the Manvel Town Center.

Q. Discussion, Consideration & Possible Action – Hernandez Villas – BDD4 #26-000011 – Final Plat – Luther Daly – Located on Woodfin Road north of Palm Street.

R. Discussion, Consideration & Possible Action – Pearland Alternator – BDD4 #25-000069 – Revised Final Drainage Plan – Daniel Scott Engineering, LLC – Located at 1215 Main Street near Knapp Road.

VIII. ENFORCEMENT

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. Huong Lam Buddhist Center – 4203 Chocolate Bayou Dr., Pearland, TX 77584 - #24-000056

B. Moosa Cricket Stadium-Kingsmen Sports Enterprise, LLC – 5515 Old Massey Ranch Rd., Pearland, TX 77584 – 23-000061

C. Cullen RV Resort – 3802 Joe Dr., Pearland, TX 77584 - #21-000065

D. Joe Dr. Storage Building – 3818 Joe Dr., Pearland, TX 77584 - #26-000040

E. Pearland Industrial Park (Bus Barn) – 17823 CR 127, Pearland, TX 77584 - #25-000071

F. New Hope/Cross Roads Community Church – 3350 Manvel Rd., Pearland, TX 77584 - #22-000193

G. Perez Residence – 18419 Frazier Ln., Pearland, TX 77584 - #26-000059

IX. EXECUTIVE SESSION

Executive session pursuant to Texas Government Code §551.074 (regarding personnel matters) and/or §551.071 (consultation with Attorney).

X. RETURN TO OPEN SESSION FOR ACTION FOLLOWING EXECUTIVE SESSION, IF NECESSARY

XI. ADJOURN



ITEMS WILL NOT NECESSARILY BE PRESENTED IN THE ORDER THEY ARE POSTED.
POSTED THIS 29th day of October 2026 at 4:30 PM.
This site is accessible to disabled individuals.

Adrian Hernandez
Commissioner

Jeffrey Brennan
Commissioner

Scott Feuless
Commissioner