

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*

Regular Meeting

April 1, 2025

No. 4

9:03 AM – Called to Order by Commissioner Brennan

COMMISSIONERS OF BRAZORIA DRAINAGE DISTRICT NO. 4 CONVENED IN OPEN SESSION APRIL 1, 2025 WITH THE FOLLOWING COMMISSIONERS PRESENT:

Jeffrey H. Brennan, Chairman

Scott Feuleless, Secretary

Adrian Hernandez

Others Attending:

See Attached List

FOLLOWING THE INVOCATION LED BY COMMISSIONER BRENNAN AND PLEDGE OF ALLEGIANCE LED BY COMMISSIONER FEULESS, THE BOARD CONSIDERED THE FOLLOWING ITEMS:

### **II. PUBLIC COMMENTS**

NONE

### **III. APPROVAL OF MINUTES**

**A.** Regular Meeting – March 5, 2025

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;  
TO APPROVE THE MINUTES FOR THE REGULAR MEETING AS SUBMITTED.  
MOTION CARRIED UNANIMOUSLY.

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

April & May 2025

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER HERNANDEZ;  
TO APPROVE THE USE OF CHECKS NUMBERS 43327 – 43412.  
MOTION CARRIED UNANIMOUSLY.

**V. NEW BUSINESS**

- A. Discussion, Consideration & Possible Action** – To abandon the CR 58/Outfall Ditch “B” drainage easement in the Pomona development and authorize the Chairman to sign all related documents.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER HERNANDEZ;  
TO ABANDON THE CR58/OUTFALL DITCH “B” DRAINAGE EASEMENT IN THE  
POMONA DEVELOPMENT AND AUTHORIZE THE CHAIRMAN TO SIGN ALL  
RELATED DOCUMENTS.

MOTION CARRIED UNANIMOUSLY.

- B. Discussion, Consideration & Possible Action** – To grant a 50’ wide access easement to the City of Pearland across Shadycrest Ditch near the intersection of Dixie Farm Rd. and Pearland Pkwy. and authorize the Chairman to sign all related documents.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;  
TO GRANT A 50’ WIDE ACCESS EASEMENT TO THE CITY OF PEARLAND ACROSS  
SHADYCREST DITCH NEAR THE INTERSECTION OF DIXIE FARM RD. AND  
PEARLAND PKWY. AND AUTHORIZE THE CHAIRMAN TO SIGN ALL RELATED  
DOCUMENTS.

MOTION CARRIED UNANIMOUSLY.

- C. Discussion, Consideration & Possible Action** – To grant a Consent to Encroachment to the City of Pearland for the Longwood Force Main near Pearland Pkwy. & Hughes Rd. and authorize the Chairman to sign all related documents.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;  
TO GRANT A CONSENT TO ENCROACHMENT TO THE CITY OF PEARLAND FOR  
THE LONGWOOD FORCE MAIN NEAR PEARLAND PKWY. & HUGHES RD. AND  
AUTHORIZE THE CHAIRMAN TO SIGN ALL RELATED DOCUMENTS.

MOTION CARRIED UNANIMOUSLY.

- D. Discussion, Consideration & Possible Action** – To accept a 0.7124-acre access easement from MUD 29 at Rodeo Palms Pkwy. and Rodeo Palms Ditch and have the Chairman sign all related documents.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER HERNANDEZ;  
TO ACCEPT A 0.7124-ACRE ACCESS EASEMENT FROM MUD 29 AT RODEO PALMS  
PKWY. AND RODEO PALMS DITCH AND HAVE THE CHAIRMAN SIGN ALL  
RELATED DOCUMENTS.

MOTION CARRIED UNANIMOUSLY.

- E. Discussion, Consideration & Possible Action** – Pump detention escrow.

ASSISTANT SUPERINTENDENT GAVE A REPORT ABOUT THE PUMP DETENTION  
ESCROW ACCOUNT AND COMMISSIONERS DISCUSSED. NO ACTION TAKEN.

## **VI. VARIANCE REQUESTS**

**A. Discussion, Consideration & Possible Action** – Little Estates – BDD4# 25-000035 – Shawn and Katie Little – Located at Wellborn Drive and Massey Ranch Road.

**Variance Request:** The applicant seeks waiver to place a temporary fence encroachment deviating from Section 14.B.10 of the District's Rules, Regulations, and Guidelines.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS,  
TO GRANT A WAIVER TO PLACE A TEMPORARY FENCE ENCROACHMENT.  
MOTION CARRIED UNANIMOUSLY.

**B. Discussion, Consideration & Possible Action** – Longwood WWTP – BDD4# 25-000052 – Freese & Nichols – Located at Southwest corner of Dixie Farm Road and Clear Creek Intersection.

**Variance Request:** The applicant seeks a waiver of the requirement to dedicate easement for this project due to the existing WWTP, deviating from the District's Rules, Regulations, and Guidelines.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS,  
TO APPROVE A WAIVER OF THE REQUIREMENT TO DEDICATE EASEMENT FOR  
THIS PROJECT DUE TO THE EXISTING WWTP.  
DISCUSSION ABOUT STRUCTURAL ENCROACHMENTS ENSUED. POTENTIAL  
FUTURE TEMPORARY CONSENT TO ENCROACH DISCUSSED.  
MOTION FAILED; ALL COMMISSIONER OPPOSED.

## **VII. PLATS & PLAN**

**A. Discussion, Consideration & Possible Action** – Pomona East Mustang Bayou Landscaping – BDD4 #24-000246 – Final Drainage Plan – TBG Partners – Located on Southern Edge of Mustang Bayou between Kirby and Pomona Section 24.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;  
TO APPROVE THE POMONA EAST MUSTANG BAYOU LANDSCAPING FINAL  
DRAINAGE PLAN.  
MOTION CARRIED UNANIMOUSLY.

**B. Discussion, Consideration & Possible Action** – Global Organization for Divinity – BDD4 #25-000017 – Final Plat – PRO-SURV – Located on the corner of Bailey Avenue and Curry Street.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;  
TO APPROVE ONLY THE PORTIONS WITHIN BDD4 JURISDICTION OF THE GLOBAL  
ORGANIZATION FOR DIVINITY FINAL PLAT.  
MOTION CARRIED UNANIMOUSLY.

**C. Discussion, Consideration & Possible Action** – Avellino Section 2 – BDD4 #24-000233 – Final Drainage Plan – EHRA – Located at the West end of Rodeo Palms Parkway, West of Highway 288, West of the Foxtail Palms Subdivision, and South of the Rodeo Palms Subdivision.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER HERNANDEZ;  
TO APPROVE THE AVELLINO SECTION 2 FINAL DRAINAGE PLAN.  
MOTION CARRIED UNANIMOUSLY.

**D. Discussion, Consideration & Possible Action** – 3326 Herbert – BDD4 #24-000176 – Final Drainage Plan – Cobalt Engineering – Located at 3326 Herbert property backs up to Cowart Creek.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER HERNANDEZ;  
TO APPROVE THE 3326 HERBERT FINAL DRAINAGE PLAN.  
MOTION CARRIED UNANIMOUSLY.

**E. Discussion, Consideration & Possible Action** – 3326 Herbert – BDD4 #24-000171 – Final Plat – PRO-SURV – Located at 3326 Herbert property backs up to Cowart Creek.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER HERNANDEZ;  
TO APPROVE THE 3326 HERBERT FINAL PLAT.  
MOTION CARRIED UNANIMOUSLY.

**F. Discussion, Consideration & Possible Action** – Creekside 2 Landscaping – BDD4 #24-000192 – Final Drainage Plan – LJA Engineering – Located at entrance to Stable Stone Lane, East of Pearland Highway, West of Clear Creek.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;  
TO APPROVE THE CREEKSIDE 2 LANDSCAPING FINAL DRAINAGE PLAN.  
MOTION CARRIED UNANIMOUSLY.

**G. Discussion, Consideration & Possible Action** – 5409 West Orange – BDD4 #25-000039 – Revised Final Drainage Plan – Mission Engineering – Located at 5409 West Orange.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;  
TO APPROVE THE 5409 WEST ORANGE REVISED FINAL DRAINAGE PLAN.  
MOTION CARRIED UNANIMOUSLY.

**H. Discussion, Consideration & Possible Action** – Dixie Farm Road – BDD4 #24-000167 – Final Plat – Cobb, Fendley & Associates, Inc. – Located at the West corner of Pearland Pkwy and Dixie Farm Rd; tract includes a portion of Cowart Creek.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;  
TO APPROVE THE DIXIE FARM ROAD FINAL PLAT AND AUTHORIZE THE SUPERINTENDENT TO SIGN THE PLAT ON BEHALF OF THE DISTRICT.  
MOTION CARRIED UNANIMOUSLY.

- I. Discussion, Consideration & Possible Action** – Alvin Pantry – BDD4 #24-000111 – Final Drainage Plan – Innovative Design & Construction, LLC. – Located at Donaldson Road and Hwy 35.

MOTION: COMMISSIONER FEULESS; SECOND: COMMISSIONER HERNANDEZ;  
TO APPROVE THE ALVIN PANTRY FINAL DRAINAGE PLAN.

MOTION CARRIED BY MAJORITY; COMMISSIONER BRENNAN RECUSED HIMSELF.

- J. Discussion, Consideration & Possible Action** – 1603 Willits Street – BDD4 #24-000209 – Final Drainage Plan – AL&B Engineering Services, LLC – Located at 1603 Willits Street.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;  
TO APPROVE THE 1603 WILLITS STREET FINAL DRAINAGE PLAN.

MOTION CARRIED UNANIMOUSLY.

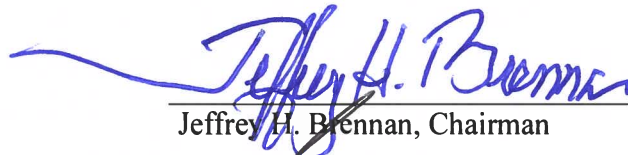
- K. Discussion, Consideration & Possible Action** – 4170 Main Street – BDD4 #24-000259 – Final Drainage Plan - NOREX Engineering Inc – Located at Main Street and Industrial Drive.

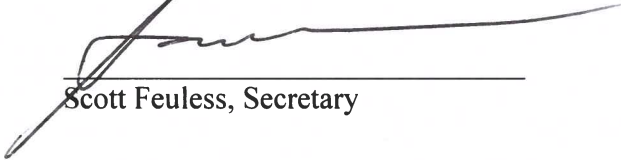
MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;  
TO APPROVE THE 4170 MAIN STREET FINAL DRAINAGE PLAN.

MOTION CARRIED UNANIMOUSLY.

## **VIII. ADJOURN**

COMMISSIONER BRENNAN CALLED FOR ADJOURNMENT AT 10:03 AM.

  
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Jeffrey H. Brennan, Chairman

  
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Scott Feules, Secretary

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Adrian Hernandez

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

*A Political Subdivision of the State of Texas*

April 01, 2025

Attending Regular Meeting No. 04, held by Commissioners of Brazoria Drainage District No. 4.

NAME

BUSINESS AFILIATION

Adrian Gergo

BDD4

Jason Dyer

BDD4

Jennie Edmonson

BDD4

Clint Goebel

BDD4

Eric Engelskirchen

FNI

Thomas Knox

City of Pearland

Shawn & Katie Little

Jeffrey Brennan  
Commissioner

Scott Feules  
Commissioner

Adrian Hernandez  
Commissioner