

4813 W. Broadway
Pearland, Texas 77581



(281) 485-1434
info@bdd4.org

Brazoria Drainage District No. 4

A Political Subdivision of the State of Texas

Regular Meeting

May 6, 2025

No. 5

9:00 AM – Called to Order by Commissioner Brennan

COMMISSIONERS OF BRAZORIA DRAINAGE DISTRICT NO. 4 CONVENED IN OPEN SESSION MAY 6, 2025 WITH THE FOLLOWING COMMISSIONERS PRESENT:

Jeffrey H. Brennan, Chairman

Scott Feuleless, Secretary

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 – April 1, 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

May & June 2025

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;
TO APPROVE THE USE OF CHECK NUMBERS 43413 – 43493.
MOTION CARRIED UNANIMOUSLY.

V. NEW BUSINESS

- A. Discussion, Consideration & Possible Action** – To accept a 0.8216-ac. drainage easement along Cowart Creek from Pinnacle Construction Industries, Inc. and authorize the Chairman to sign all related documents.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;
TO ACCEPT A 0.8216-AC. DRAINAGE EASEMENT ALONG COWART CREEK FROM
PINNACLE CONSTRUCTION INDUSTRIES, INC. AND AUTHORIZE THE CHAIRMAN
TO SIGN ALL RELATED DOCUMENTS.
MOTION CARRIED UNANIMOUSLY.

- B. Discussion, Consideration & Possible Action** – To accept a 0.8483-ac. drainage easement along Cowart Creek from Rodney Hunt, Inc. and authorize the Chairman to sign all related documents.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;
TO ACCEPT A 0.8483-AC. DRAINAGE EASEMENT ALONG COWART CREEK FROM
RODNEY HUNT, INC. AND AUTHORIZE THE CHAIRMAN TO SIGN ALL RELATED
DOCUMENTS.
MOTION CARRIED UNANIMOUSLY.

- C. Discussion, Consideration & Possible Action** – To grant an encroachment to Triangle 31 Properties, LLC for a storm sewer pipe along Shadycrest Ditch near Dixie Farm Rd. and authorize the Chairman to sign all related documents.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;
TO GRANT AN ENCROACHMENT TO TRIANGLE 31 PROPERTIES, LLC FOR A
STORM SEWER PIPE ALONG SHADYCREST DITCH NEAR DIXIE FARM RD. AND
AUTHORIZE THE CHAIRMAN TO SIGN ALL RELATED DOCUMENTS.
MOTION CARRIED UNANIMOUSLY.

- D. Discussion, Consideration & Possible Action** – To accept a 0.5951-ac. drainage easement along Hood Ditch from Shawn & Katie Little and authorize the Chairman to sign all related documents.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;
TO ACCEPT A 0.5951-AC. DRAINAGE EASEMENT ALONG HOOD DITCH FROM
SHAWN & KATIE LITTLE AND AUTHORIZE THE CHAIRMAN TO SIGN ALL
RELATED DOCUMENTS, CONDITIONAL UPON THE DISTRICT RECEIVING ALL
REQUIRED DOCUMENTATION.
MOTION CARRIED UNANIMOUSLY.

E. Discussion, Consideration & Possible Action – To authorize the Superintendent to negotiate, make an offer, and sign all documents for the purchase of 29.49-ac. of land located at the southeast intersection of SH 288 & Clear Creek at a price not to exceed the lesser of actual appraised value or the listing price of \$4,950,000.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;
TO AUTHORIZE THE SUPERINTENDENT TO NEGOTIATE, MAKE AN OFFER, AND
SIGN ALL DOCUMENTS FOR THE PURCHASE OF 29.49-AC. OF LAND LOCATED AT
THE SOUTHEAST INTERSECTION OF SH 288 & CLEAR CREEK AT A PRICE NOT TO
EXCEED THE LESSER OF ACTUAL APPRAISED VALUE OR THE LISTING PRICE OF
\$4,950,000 AND AMEND THE BUDGET ACCORDINGLY.
MOTION CARRIED UNANIMOUSLY.

VI. VARIANCE REQUESTS

A. Discussion, Consideration & Possible Action – Manvel Town Center Phase 1C – BDD4# 25-000047 – BGE, Inc. – Located North of SH 6 and SH 288, adjacent to Rodeo Palms Ditch.

Variance Request: The applicant seeks permission to use a grass lined weir deviating from Section 16.1 of the District's Rules, Regulations, and Guidelines.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS,
TO APPROVE THE USE OF A GRASS LINED WEIR.
MOTION CARRIED UNANIMOUSLY.

B. Discussion, Consideration & Possible Action – Pearland Alternator – BDD4# 25-000070 – Daniel Scott Engineering – Located south of the intersection of SH 35 & Knapp Rd.; 1221 & 1215 N. Main St.

Variance Request: The applicant seeks permission to treat proposed dry detention pond as pervious cover deviating from Section 33.F.2 of the District's Rules, Regulations, and Guidelines.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS,
TO GRANT PERMISSION TO TREAT PROPOSED DRY DETENTION POND AS
PERVIOUS COVER.
MOTION FAILED; ALL COMMISSIONER OPPOSED.

VII. PLATS & PLAN

A. Discussion, Consideration & Possible Action – 3203 Patricia Lane – BDD4 #24-000059 – Final Plat – PLS Bowden Surveying – Located west of the intersection of Broadway & Yost Blvd.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;
TO APPROVE THE 3203 PATRICIA LANE PLAT.
MOTION CARRIED UNANIMOUSLY.

B. Discussion, Consideration & Possible Action – Massey Oaks 6 – BDD4 #25-000048 – Final Drainage Plan – R.G. Miller Engineers, Inc. – Located south of Old Massey Ranch Rd. & west of South Harkey Rd.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;
TO APPROVE THE MASSEY OAKS 6 DRAINAGE PLAN.
MOTION CARRIED UNANIMOUSLY.

C. Discussion, Consideration & Possible Action – Massey Oaks 7 – BDD4 #25-000049 – Final Drainage Plan – R.G. Miller Engineers, Inc. – Located south of Old Massey Ranch Rd. & west of South Harkey Rd.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;
TO APPROVE THE MASSEY OAKS 7 DRAINAGE PLAN.
MOTION CARRIED UNANIMOUSLY.

D. Discussion, Consideration & Possible Action – Massey Oaks East Lake – BDD4 #25-000065 – Final Plat – Miller Survey – Located south of Old Massey Ranch Rd. & west of South Harkey Rd.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;
TO APPROVE THE MASSEY OAKS EAST LAKE PLAT.
MOTION CARRIED UNANIMOUSLY.

E. Discussion, Consideration & Possible Action – Massey Oaks 8 – BDD4 #25-000050 – Final Drainage Plan – R.G. Miller Engineers, Inc. – Located south of Old Massey Ranch Rd. & west of South Harkey Rd.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;
TO APPROVE THE MASSEY OAKS 8 DRAINAGE PLAN.
MOTION CARRIED UNANIMOUSLY.

F. Discussion, Consideration & Possible Action – Massey Ponds 4, 5, 6, and 8 – BDD4 #25-000051 – Final Drainage Plan – R.G. Miller Engineers, Inc. – Located south of Old Massey Ranch Rd. & north of the American Canal.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;
TO APPROVE THE MASSEY PONDS 4, 5, 6, AND 8 DRAINAGE PLAN.
MOTION CARRIED UNANIMOUSLY.

G. Discussion, Consideration & Possible Action – Massey Oaks Basin 3 – BDD4 #25-000067 – Final Plat – Miller Survey – Located south of Old Massey Ranch Rd. & east of South Harkey Rd.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;
TO APPROVE THE MASSEY OAKS BASIN 3 PLAT.
MOTION CARRIED UNANIMOUSLY.

H. Discussion, Consideration & Possible Action – Massey Oaks West Lake – BDD4 #25-000066 – Final Plat – Miller Survey – Located south of Old Massey Ranch Rd. & west of Massey Oaks Trail.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;
TO APPROVE THE MASSEY OAKS WEST LAKE PLAT.
MOTION CARRIED UNANIMOUSLY.

I. Discussion, Consideration & Possible Action – Massey Oaks Harkey Road – BDD4 #25-000064 – Final Plat – Miller Survey – Located south of Old Massey Ranch Rd. in the Massey Oaks development.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;
TO APPROVE THE MASSEY OAKS HARKEY ROAD PLAT.
MOTION CARRIED UNANIMOUSLY.

J. Discussion, Consideration & Possible Action – French Quarter – BDD4 #25-000043 – Revised Final Drainage Plan – Huitt-Zollars, Inc. – Located North of the intersection of Dixie Farm Rd. & Pearland Parkway near Shady Crest Ditch, Industrial Drive Ditch, and Cowart's Creek.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;
TO APPROVE THE FRENCH QUARTER REVISED DRAINAGE PLAN.
MOTION CARRIED UNANIMOUSLY.

K. Discussion, Consideration & Possible Action – Pinnacle Business Park – BDD4 #25-000002 – Final Drainage Plan – Synergy Design Co. – Located southwest of the intersection of Dixie Farm Rd. & Pearland Parkway.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;
TO APPROVE THE PINNACLE BUSINESS PARK DRAINAGE PLAN.
MOTION CARRIED UNANIMOUSLY.

L. Discussion, Consideration & Possible Action – Dixie Farm Business Park – BDD4 #23-000266 – Final Plat – PRO-SURV – Located southwest of the intersection of Dixie Farm Rd. & Pearland Parkway.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;
TO APPROVE THE DIXIE FARM BUSINESS PARK PLAT.
MOTION CARRIED UNANIMOUSLY.

M. Discussion, Consideration & Possible Action – My Garage Old Massey – BDD4 #24-000237 – Final Plat – Civil-Surv Land Surveying LLC – Located North of Old Massey Ranch Rd. & west of Harkey Rd.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;
TO APPROVE MY GARAGE OLD MASSEY PLAT.
MOTION CARRIED UNANIMOUSLY.

N. Discussion, Consideration & Possible Action – Massey Oaks Section 4 – BDD4 #25-000063 – Final Plat – Miller Survey – Located south of Old Massey Ranch Rd. west of South Harkey Rd.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;
TO APPROVE THE MASSEY OAKS SECTION 4 PLAT.
MOTION CARRIED UNANIMOUSLY.

O. Discussion, Consideration & Possible Action – Angel Land – BDD4 #25-000071 – Final Plat – Gruller Surveying, LLC – Located at the Southwest intersection Old Chocolate Bayou Rd. & Bailey Rd.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;
TO APPROVE THE ANGEL LAND PLAT.
MOTION CARRIED UNANIMOUSLY.

P. Discussion, Consideration & Possible Action – 17130 McLean Road – BDD4 #25-000010 – Final Drainage Plan – JDM Group Company, LLC – Located southwest of the intersection of McLean Rd. & Amie Ln.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;
TO APPROVE THE 17130 MCLEAN ROAD DRAINAGE PLAN.
MOTION CARRIED UNANIMOUSLY.

Q. Discussion, Consideration & Possible Action – Phap Van Monastery – BDD4 #24-000077 – Final Drainage Plan – Mission Engineering – Located on Roy Rd. between McHard Rd. & Brookside Rd.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;
TO APPROVE THE PHAP VAN MONASTERY DRAINAGE PLAN.
MOTION CARRIED UNANIMOUSLY.

R. Discussion, Consideration & Possible Action – Pearland Airport Industrial Park – BDD4 #24-000175 – Final Drainage Plan – Pro E Consulting – Located North side of County Rd. 127 near the Pearland Regional Airport.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;
TO APPROVE THE PEARLAND AIRPORT INDUSTRIAL PARK DRAINAGE PLAN.
MOTION CARRIED UNANIMOUSLY.

S. Discussion, Consideration & Possible Action – Lew South – BDD4 #25-000074 – Final Plat – Miller Survey – Located south of Old Massey Ranch Rd. & east of South Harkey Rd.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;
TO APPROVE THE LEW SOUTH PLAT.
MOTION CARRIED UNANIMOUSLY.

T. Discussion, Consideration & Possible Action – Quick Quack Car Wash – BDD4 #25-000037 – Revised Final Drainage Plan – Elevate Engineering – Located on SH 35 between East Orange St. & Halik St.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;
TO APPROVE THE QUICK QUACK CAR WASH REVISED DRAINAGE PLAN.
MOTION CARRIED UNANIMOUSLY.

U. Discussion, Consideration & Possible Action – McDonalds Sedona Lakes – BDD4 #25-000004 – Final Drainage Plan – Pape-Dawson – Located at the northwest intersection of Bailey Rd. & Smith Ranch Rd.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;
TO APPROVE THE MCDONALDS SEDONA LAKES DRAINAGE PLAN.
MOTION CARRIED UNANIMOUSLY.

V. Discussion, Consideration & Possible Action – Katie Subdivision – BDD4 #25-000053 – Final Drainage Plan – AL&B Engineering – Located on Wellborne Dr. between Old Massey Ranch Rd. & Libby Ln.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;
TO APPROVE THE KATIE SUBDIVISION DRAINAGE PLAN.
MOTION CARRIED UNANIMOUSLY.

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. 5115 McKnight Rd., Pearland, TX 77584.

SUPERINTENDENT GAVE A SITE UPDATE AND REQUESTED THE HEARING BE POSTPONED UNTIL THE DISTRICT'S NEXT REGULAR MEETING DUE TO OWNER CURRENTLY CONSTRUCTING THE DETENTION FACILITY. COMMISSIONERS AGREED AND ON THE ADVICE OF STAFF POSTPONED THIS ITEM UNTIL THE NEXT MEETING.

IX. ADJOURN

COMMISSIONER BRENNAN CALLED FOR ADJOURNMENT AT 9:41 AM.



Jeffrey H. Brennan, Chairman



Scott Feules, Secretary

Adrian Hernandez

4813 W. Broadway
Pearland, Texas 77581



(281) 485-1434
www.bdd4.org

Brazoria Drainage District No. 4

A Political Subdivision of the State of Texas

May 06, 2025

Attending Regular Meeting No. 05, held by Commissioners of Brazoria Drainage District No. 4.

NAME	BUSINESS AFILIATION
Nick Bailey	BGE, Inc.
Adrian Gergo	BDD4
Jennie Edmonson	BDD4
Jason Dyer	BDD4
Megan Owen	PinnacleTrust
Scott Massey	PinnacleTrust
Martin Perales	Huitt-Zollars, Inc.
Justin Barnett	RWD
Michelle Estes	BDD4
Jerse Hare	American Industrial
Katie Little	

Jeffrey Brennan
Commissioner

Scott Feules
Commissioner

Adrian Hernandez
Commissioner

4813 W. Broadway
Pearland, Texas 77581



(281) 485-1434
www.bdd4.org

Brazoria Drainage District No. 4

A Political Subdivision of the State of Texas

May 06, 2025

Attending Regular Meeting No. 05, held by Commissioners of Brazoria Drainage District No. 4.

NAME	BUSINESS AFILIATION
Thomas Knox	City of PEARLAND
Clait Goebel	BDD 4
Montasir Maruf	RRP Engineers.

Jeffrey Brennan
Commissioner

Scott Feules
Commissioner

Adrian Hernandez
Commissioner