

4813 W. Broadway
Pearland, Texas 77581



(281) 485-1434
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Brazoria Drainage District No. 4

A Political Subdivision of the State of Texas

Regular Meeting

December 2, 2025

No. 12

9:00 AM – Called to Order by Commissioner Brennan

COMMISSIONERS OF BRAZORIA DRAINAGE DISTRICT NO. 4 CONVENED IN OPEN SESSION DECEMBER 2, 2025 WITH THE FOLLOWING COMMISSIONERS PRESENT:

Jeffrey H. Brennan, Chairman

Scott Feules, Secretary

Adrian Hernandez

Others Attending:

See Attached List

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

II. PUBLIC COMMENTS

NONE

III. APPROVAL OF MINUTES

A. Public Hearing – November 4, 2025

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

B. Regular Meeting – November 4, 2025

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

IV. APPROVAL OF CHECK NUMBERS

December 2025 & January 2026

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;
TO APPROVE THE USE OF CHECK NUMBERS 44041 – 44142.
MOTION CARRIED UNANIMOUSLY.

V. NEW BUSINESS

NONE

VI. VARIANCE REQUESTS

- A. Discussion, Consideration & Possible Action** – Hanzon Residence – BDD4# 25-000218 – Baker & Lawson – Located on Bailey Road between Harkey and McLean Road.
Variance Request: The applicant seeks waiver to treat proposed dry detention pond as pervious cover deviating from section 33.F.2, Table 34-1 of the District Rules, Regulations, and Guidelines.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER HERNANDEZ;
TO WAIVE THE REQUIREMENT TO TREAT THE APPLICANT’S DRY DETENTION POND AS PERVIOUS COVER.
THE OWNER JEFF HANZON SPOKE WITH THE COMMISSIONERS.
MOTION FAILED; ALL COMMISSIONERS OPPOSED.

- B. Discussion, Consideration & Possible Action** – Hanzon Residence – BDD4# 25-000219 – Baker & Lawson – Located on Bailey Road between Harkey and McLean Road.
Variance Request: The applicant seeks permission to provide a detention rate of 0.65 ac-ft/ac of increased impervious cover deviating from section 8.B.1. of the District Rules, Regulations, & Guidelines.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;
TO ALLOW FOR A DETENTION RATE OF 0.65 AC-FT/AC OF INCREASED IMPERVIOUS COVER.
MOTION CARRIED UNANIMOUSLY.

C. Discussion, Consideration & Possible Action – CR 281 Retail – BDD4# 25-000226 – Sarab Structural & Civil LLC – Located at the intersection of Cornett Road and Herring Road.

Variance Request: The applicant seeks a waiver for the downstream outfall to be 6” above the receiving ditch flowline deviating from section 15.A.10 of the District Rules, Regulations, and Guidelines.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER HERNANDEZ;
TO WAIVE THE REQUIREMENT FOR THE DOWNSTREAM OUTFALL TO BE 6” ABOVE
THE RECEIVING DITCH FLOWLINE.

STAFF AND COMMISSIONERS DISCUSSED THE REQUEST.

- MOTION: COMMISSIONER HERNANDEZ; SECOND: COMMISSIONER FEULESS;
TO RECONSIDER THE ORIGINAL MOTION LANGUAGE TO INCLUDE THAT THIS
REQUEST IS ONLY APPLICABLE AS A PUMPED DETENTION SYSTEM.

MOTION TO RECONSIDER CARRIED UNANIMOUSLY.

COMMISSIONERS THEN VOTED ON THE ORIGINAL MOTION INCLUDING THE ADDED
LANGUAGE FROM THE MOTION TO RECONSIDER; MOTION CARRIED
UNANIMOUSLY.

D. Discussion, Consideration & Possible Action – 3316 Industrial Drive – BDD4# 25-000224 – Dunaway Associates – Located at 3316 Industrial Drive.

Variance Request: The applicant seeks a waiver for a reduction in the drainage easement requirement deviating from section 23 of the District Rules, Regulations, and Guidelines.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER HERNANDEZ;
TO WAIVE THE REQUIREMENT FOR A REDUCTION IN THE DRAINAGE EASEMENT
WIDTH.

THE APPLICANT DISCUSSED THIS ITEM WITH THE BOARD.

MOTION FAILED; ALL COMMISSIONERS OPPOSED.

E. Discussion, Consideration & Possible Action – 3808 Bailey Road – BDD4# 25-000225 – O Van Nguyen – Located on Bailey Road between Curry Street and Country Drive.

Variance Request: The applicant seeks a waiver from on site detention deviating from section 1.B. of the District Rules, Regulations, & Guidelines.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER HERNANDEZ;
TO WAIVE THE REQUIREMENT FOR ON SITE DETENTION.

MOTION FAILED; ALL COMMISSIONERS OPPOSED.

VII. PLATS & PLAN

A. Discussion, Consideration & Possible Action – Croix Road Left Turn Lane – BDD4 #25-000190 – Final Drainage Plan – LJA Engineering – Located on Croix Road at Newport Lakes Boulevard.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;
TO APPROVE THE CROIX ROAD LEFT TURN LANE FINAL DRAINAGE PLAN.

MOTION CARRIED UNANIMOUSLY.

B. Discussion, Consideration & Possible Action – Sotos Roofing – BDD4 #25-000139 – Final Drainage Plan – AL&B Engineering Services, LLC. – Located at 19753 Highway 35.

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

C. Discussion, Consideration & Possible Action – Manvel Retail – BDD4 #25-000095 – Final Drainage Plan – Daniel Scott Engineering, LLC – Located on Highway 6 across the Street from the HEB Development.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;
TO APPROVE THE MANVEL RETAIL FINAL DRAINAGE PLAN.
MOTION CARRIED UNANIMOUSLY.

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

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

E. Discussion, Consideration & Possible Action – Horn Family Business – BDD4 #25-000136 – Final Plat - Boundary One, LLC – Located on CR 127 between CR 130 and CR 124.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;
TO APPROVE THE HORN FAMILY BUSINESS FINAL PLAT.
MOTION CARRIED UNANIMOUSLY.

VIII. ADJOURN

COMMISSIONER BRENNAN CALLED FOR ADJOURNMENT AT 10:08 AM.



Jeffrey H. Brennan, Chairman



Scott Feules, Secretary



Adrian Hernandez

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December 02, 2025

Attending Regular Meeting No. 12, held by Commissioners of Brazoria Drainage District No. 4.

NAME	BUSINESS AFILIATION
Adrian Genzo	BDD4
Russell Driver	Driver Pipeline
Linda Blumer	BDD4
Robert Farnie	Dunaway
Jennie Edmonson	BDD4
Thomas Knox	Co. 15
Jeff Hunzler	Home owner
Trey Little	Dunaway

Adrian Hernandez
Commissioner

Jeffrey Brennan
Commissioner

Scott Feules
Commissioner