

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

February 3, 2026

No. 2

9:00 AM – Called to Order by Commissioner Brennan

COMMISSIONERS OF BRAZORIA DRAINAGE DISTRICT NO. 4 CONVENED IN OPEN SESSION FEBRUARY 3, 2026 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 HERNANDEZ 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 – January 6, 2026

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

IV. APPROVAL OF CHECK NUMBERS

February & March 2026

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER HERNANDEZ;
TO APPROVE THE USE OF CHECK NUMBERS 44224 – 44299.
MOTION CARRIED UNANIMOUSLY.

V. NEW BUSINESS

- A. Discussion, Consideration & Possible Action** – To accept a 0.606-acre drainage easement and a 0.075-acre access easement from Redeemer Church along Trailer Sales Ditch and authorize the Chairman to sign all related documents.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;
TO ACCEPT A 0.606-ACRE DRAINAGE EASEMENT AND A 0.075-ACRE ACCESS
EASEMENT FROM REDEEMER CHURCH ALONG TRAILER SALES DITCH AND
AUTHORIZE THE CHAIRMAN TO SIGN ALL RELATED DOCUMENTS.
MOTION CARRIED UNANIMOUSLY.

- B. Discussion, Consideration & Possible Action** – To accept a 1.5811-acre drainage easement from Amina and Kirk Hutchinson along Hickory Slough and authorize the Chairman to sign all related documents.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER HERNANDEZ;
TO ACCEPT A 1.5811-ACRE DRAINAGE EASEMENT FROM AMINA AND KIRK
HUTCHINSON ALONG HICKORY SLOUGH AND AUTHORIZE THE CHAIRMAN TO SIGN
ALL RELATED DOCUMENTS.
MOTION CARRIED UNANIMOUSLY.

- C. Discussion, Consideration & Possible Action** – To abandon the drainage easement documented as #2018052704 in the Brazoria County Official Public Records along Rodeo Palms Ditch and authorize the Chairman to sign all related documents.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;
TO ABANDON THE DRAINAGE EASEMENT DOCUMENTED AS #2018052704 IN THE
BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS ALONG RODEO PALMS DITCH AND
AUTHORIZE THE CHAIRMAN TO SIGN ALL RELATED DOCUMENTS.
MOTION CARRIED UNANIMOUSLY.

VI. VARIANCE REQUESTS

- A. Discussion, Consideration & Possible Action** – 6701 Meadow Lane – BDD4 #26-000005 – Daniel Scott Engineering – Located at 6701 Meadow Lane.
Variance Request: The applicant seeks waiver of Malcom Method / Small Watershed deviating from section 33.C.2, of the District Rules, Regulations, and Guidelines.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER HERNANDEZ;
TO WAIVE THE DISTRICT'S RULES REGARDING THE MALCOM METHOD/SMALL
WATERSHED. THE BOARD DISCUSSED THIS ITEM WITH STAFF AND A
REPRESENTATIVE OF THE PROJECT.
MOTION CARRIED UNANIMOUSLY.

VII. PLATS & PLAN

- A. Discussion, Consideration & Possible Action** – Pena Estates – BDD4 #25-000117 – Final Plat – Texas Land Maps – Located at 1422 Kathy Street.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;
TO APPROVE THE PENA ESTATES FINAL PLAT.
MOTION CARRIED UNANIMOUSLY.

- B. Discussion, Consideration & Possible Action** – Redeemer Education Building – BDD4 #25-000167 – Final Drainage Plan – LJA Engineering, Inc. – Located at 18218 Hwy 6.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER HERNANDEZ;
TO APPROVE THE REDEEMER EDUCATION BUILDING FINAL DRAINAGE PLAN.
MOTION CARRIED UNANIMOUSLY.

- C. Discussion, Consideration & Possible Action** – Hanzon Residence – BDD4 #26-000002 – Final Revised Drainage Plan – Baker & Lawson Inc. – Located at 5631 Bailey Road.

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

- D. Discussion, Consideration & Possible Action** – O’Day Properties – BDD4 #25-000179 – Final Plat – Survey1, Inc. – Located on O’Day Road north of Butler Road.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER HERNANDEZ;
TO APPROVE THE O’DAY PROPERTIES FINAL PLAT.
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. Executive (Closed) Session** – Pursuant to Texas Government Code section 551.071, consultation with an attorney.

COMMISSIONERS ELECTED TO NOT GO INTO EXECUTIVE SESSION.

B. 2695 CR 58, Manvel, TX 77578 – CR 58 Storage

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;
TO OPEN FOR DISCUSSION 2695 CR 58, MANVEL, TX 77578 – CR 58 STORAGE.
STAFF PROVIDED COMMISSIONERS A SUMMARY OF THE CR 58 STORAGE PROJECT COMPLIANCE HISTORY AND CURRENT STATUS OF THE DRAINAGE SYSTEM ON SITE.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER HERNANDEZ;
TO OPEN THE PUBLIC HEARING FOR THIS CASE. COMMISSIONERS BRENNAN CALLED FOR COMMENTS 3 TIMES; NO COMMENTS WERE MADE.
HAVING HEARD NO COMMENTS, COMMISSIONER BRENNAN CLOSED THE PUBLIC HEARING.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;
TO ASSESS A FINE IN THE AMOUNT OF \$2,500 FOR FAILURE TO MAINTAIN THE DETENTION FACILITY IN ACCORDANCE WITH SECTION 19(A) OF THE DISTRICT'S RULES, REGULATIONS & GUIDELINES, PLUS ATTORNEY FEES.
MOTION CARRIED UNANIMOUSLY.

C. 5515 Old Massey Ranch Rd., Pearland, TX 77584 – Moosa-Kingsman Sports Enterprises

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER HERNANDEZ;
TO OPEN FOR DISCUSSION 5515 OLD MASSEY RANCH RD., PEARLAND, TX 77584 – MOOSA-KINGSMAN SPORTS ENTERPRISES.

STAFF PROVIDED COMMISSIONERS A SUMMARY OF THE MOOSA-KINGSMAN SPORTS ENTERPRISES PROJECT COMPLIANCE HISTORY AND CURRENT STATUS OF THE DRAINAGE SYSTEM ON SITE.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;
TO OPEN THE PUBLIC HEARING FOR THIS CASE. COMMISSIONERS BRENNAN CALLED FOR PUBLIC COMMENT 3 TIMES; NO COMMENTS WERE MADE.
HAVING HEARD NO COMMENTS, COMMISSIONER BRENNAN CLOSED THE PUBLIC HEARING.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER HERNANDEZ;
TO ASSESS A FINE IN THE AMOUNT OF \$2,500 FOR VIOLATION OF THE DISTRICT'S RULES, REGULATIONS, & GUIDELINES SECTION (1)(B)(3), FAILURE TO CONSTRUCT ALL DRAINAGE SYSTEMS IN STRICT COMPLIANCE WITH THE APPROVED DRAINAGE PLAN, PLUS ATTORNEY FEES.

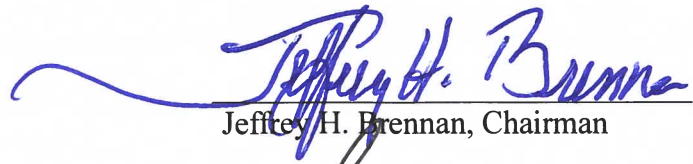
COMMISSIONERS DISCUSSED THIS PROJECT FURTHER WITH STAFF. AFTER DISCUSSION, COMMISSIONER BRENNAN CHOSE TO RESCIND HIS MOTION.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER HERNANDEZ;
TO ASSESS A PENALTY OF \$2,500, PLUS APPLICABLE ATTORNEYS' FEES FOR SECTION (1)(B)(3), FAILURE TO CONSTRUCT ALL DRAINAGE SYSTEMS IN STRICT COMPLIANCE WITH THE APPROVED DRAINAGE PLAN, AND IF SUCH VIOLATIONS ARE NOT CURED WITHIN 60-DAYS FROM TODAY'S DATE, ADDITIONAL MONTHLY PENALTIES OF \$1,000, PLUS APPLICABLE ATTORNEYS' FEES, UNTIL SUCH TIME AS THE FOREGOING VIOLATIONS ARE CURED. ADDITIONAL MONTHLY PENALTIES SHALL APPLY UPON THE 1ST DAY OF THE MONTH OCCURRING AFTER 60-DAYS FROM TODAY'S DATE AND SHALL CONTINUE TO ACCRUE ON THE FIRST DAY OF EACH MONTH THEREAFTER.

MOTION CARRIED UNANIMOUSLY.

IX. ADJOURN

COMMISSIONER BRENNAN CALLED FOR ADJOURNMENT AT 9:40 AM.



Jeffrey H. Brennan, Chairman



Scott Feules, Secretary



Adrian Hernandez

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February 03, 2026

Attending Regular Meeting No. 02, held by Commissioners of Brazoria Drainage District No. 4.

NAME	BUSINESS AFILIATION
Adrian Gargo	BDD4
Mitch Juneau	BDD4
Scott Sheridan	
Julie Juneau	
Clint Goebel	BDD4
JOHN WEAVER	16701 MEADOW LN
LEIGH BLUMER	BDD4
JASON DYER	BDD4
Jennie Edmonson	BDD4
SALVADOR AYAN	BDD4

Adrian Hernandez
Commissioner

Jeffrey Brennan
Commissioner

Scott Feules
Commissioner

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February 03, 2026

Attending Regular Meeting No. 02, held by Commissioners of Brazoria Drainage District No. 4.

NAME

BUSINESS AFILIATION

Cliff Snow

Counsel for Jeff Hanzon

*Adrian Hernandez
Commissioner*

*Jeffrey Brennan
Commissioner*

*Scott Feules
Commissioner*