

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

November 4, 2025

No. 11

9:32 AM – Called to Order by Commissioner Brennan

COMMISSIONERS OF BRAZORIA DRAINAGE DISTRICT NO. 4 CONVENED IN OPEN SESSION NOVEMBER 4, 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 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 – November 4, 2025

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

IV. APPROVAL OF CHECK NUMBERS

November & December 2025

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER HERNANDEZ;
TO APPROVE THE USE OF CHECK NUMBERS 43945 – 44040.
MOTION CARRIED UNANIMOUSLY.

V. NEW BUSINESS

A. Discussion, Consideration & Possible Action – To propose a wage adjustment for District employees.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;
TO GIVE DISTRICT EMPLOYEES A 1% INCREASE OVER THE AMOUNT BUDGETED
IN THE 2024/2025 BUDGET.

MOTION FAILED; COMMISSIONER BRENNAN: AYE
COMMISSIONER FEULESS: NO
COMMISSIONER HERNANDEZ: NO

B. Discussion, Consideration & Possible Action – To approve the 2026 District Calendar including District holidays, regular & special meetings.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER HERNANDEZ;
TO APPROVE THE DISTRICT CALENDAR.

AMENDED MOTION: COMMISSIONER FEULESS; SECOND: COMMISSIONER
HERNANDEZ;

TO APPROVE THE DISTRICT CALENDAR AND ADD JUNETEENTH AS A DISTRICT
HOLIDAY.

MOTION AS AMENDED CARRIED UNANIMOUSLY.

C. Discussion, Consideration & Possible Action – To accept a 0.203-acre drainage easement from Jeff & Alyssa Hanzon along Springfield Ditch and authorize the Chairman to sign all related documents.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;
TO ACCEPT A 0.203-ACRE DRAINAGE EASEMENT FROM JEFF & ALYSSA HANZON
ALONG SPRINGFIELD DITCH AND AUTHORIZE THE CHAIRMAN TO SIGN ALL
RELATED DOCUMENTS.

MOTION CARRIED UNANIMOUSLY.

D. Discussion, Consideration & Possible Action – To approve Resolution #2025-005 Adopting the District's Revised Rules, Regulations, & Guidelines.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;
TO APPROVE RESOLUTION #2025-005 ADOPTING THE DISTRICTS REVISED RULES
REGULATIONS & GUIDELINES AS AMENDED BY THE DISTRICT'S ATTORNEY
WITH AN EFFECTIVE DATE OF DECEMBER 1, 2025.

MOTION CARRIED UNANIMOUSLY.

VI. VARIANCE REQUESTS

- A. Discussion, Consideration & Possible Action** – Pena’s Tire Shop – BDD4 #25-000200 – Sterling Maynard, P.E. – Located at 1422 Kathy south of Highway 6, east of FM 521, and west of SH 288.

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 APPROVE A WAIVER FOR THE DOWNSTREAM OUTFALL TO BE 6” ABOVE THE RECEIVING DITCH FLOWLINE.

MOTION CARRIED UNANIMOUSLY.

- B. Discussion, Consideration & Possible Action** – – Pena’s Tire Shop – BDD4 #25-000200 – Sterling Maynard, P.E. – Located at 1422 Kathy south of Highway 6, east of FM 521, and west of SH 288.

Variance Request: The applicant seeks permission for a grass lined ramp for a vertical wall pond deviating from section 14.H.2 of the District Rules, Regulations, and Guidelines.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER HERNANDEZ;
TO ALLOW FOR A GRASS LINED RAMP FOR A VERTICAL WALL POND.

MOTION CARRIED UNANIMOUSLY.

VII. PLATS & PLAN

- A. Discussion, Consideration & Possible Action** – Yama Plaza – BDD4 #25-000109 – Final Drainage Plan – Frontier Engineering Solutions, LLC – Located in between Hwy 288 frontage road on the west side and Country Place Parkway on the east side.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;
TO APPROVE THE YAMA PLAZA FINAL DRAINAGE PLAN.

MOTION CARRIED UNANIMOUSLY.

- B. Discussion, Consideration & Possible Action** – Yama Plaza – BDD4 #25-000114 – Final Plat – PRO-SURV – Located in between Hwy 288 frontage road on the west side and Country Place Parkway on the east side.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER HERNANDEZ;
TO APPROVE THE YAMA PLAZA FINAL PLAT.

MOTION CARRIED UNANIMOUSLY.

- C. Discussion, Consideration & Possible Action** – Caldwell Lakes Section 5 – BDD4 #24-000203 – Final Plat – LJA Engineering – Located North of Bullard, South of Alloy.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;
TO APPROVE THE CALDWELL LAKES SECTION 5 FINAL PLAT.

MOTION CARRIED UNANIMOUSLY.

D. Discussion, Consideration & Possible Action – Caldwell Lakes Section 6 – BDD4 #24-000223 – Final Plat – LJA Engineering – Located North of Bullard, South of Alloy.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER HERNANDEZ;
TO APPROVE THE CALDWELL LAKES SECTION 6 FINAL PLAT.
MOTION CARRIED UNANIMOUSLY.

E. Discussion, Consideration & Possible Action – Contract Lumber – BDD4 #25-000093 – Revised Drainage Plan – Everest Design Group, LLC. – Located on County Road 129D.

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

F. Discussion, Consideration & Possible Action – Hanzon Residence – BDD4 #25-000092 – Final Drainage Plan – Baker & Lawson Inc. – Located on Bailey Road between Harkey and McLean Road.

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

G. Discussion, Consideration & Possible Action – Primrose Phase 1 – BDD4 #25-000138 – Final Drainage Plan – EHRA Engineering – Located North of SH 6 & East of CR 48.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER HERNANDEZ;
TO APPROVE THE PRIMROSE PHASE 1 FINAL DRAINAGE PLAN.
MOTION CARRIED UNANIMOUSLY.

H. Discussion, Consideration & Possible Action – McDonalds Bailey Rd – BDD4 #25-000197 – Revised Drainage Plan - PAPE-DAWSON - Located at the northwest corner of Bailey Ave and Smith Ranch Rd.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;
TO APPROVE THE MCDONALDS BAILEY RD. REVISED DRAINAGE PLAN.
MOTION CARRIED UNANIMOUSLY.

I. Discussion, Consideration & Possible Action – Del Bello Reserves – BDD4 #25-000161 – Final Drainage Plan - LJA Engineering - Located at Highway 288 and Del Bello Boulevard.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER HERNANDEZ;
TO APPROVE THE DEL BELLO RESERVES FINAL 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. Executive (Closed) Session – Pursuant to Texas Government Code section 551.071, consultation with an attorney.

COMMISSIONER BRENNAN ANNOUNCED THE BOARD WOULD MOVE INTO EXECUTIVE SESSION PURSUANT TO TEXAS GOVERNMENT CODE SECTION 551.071 AT 10:38 AM.

COMMISSIONERS RECONVENED IN OPEN SESSION AT 10:49 AM.

- B. 8520 Broadway, Pearland, TX 77584 – Pearland Medical Commons

ITEM CANCELED FOR BOARD’S CONSIDERATION.

- C. 9721 Broadway, Pearland, TX 77584 – Silverlake Pearland LLC

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS; TO OPEN FOR DISCUSSION 9721 BROADWAY, PEARLAND, TX 77584 – SILVERLAKE PEARLAND LLC.

STAFF PROVIDED COMMISSIONERS A SUMMARY OF THE SILVERLAKE PEARLAND LLC PROPERTY DRAINAGE COMPLIANCE HISTORY INCLUDING INITIAL APPROVAL DATES AND CURRENT STATUS OF THE DRAINAGE SYSTEMS ON SITE.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS; TO OPEN THE PUBLIC HEARING FOR THIS CASE. COMMISSIONER BRENNAN CALLED FOR COMMENTS 3 TIMES; NO COMMENTS WERE PROVIDED.

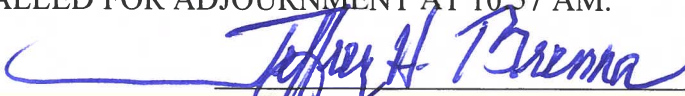
UPON HEARING ALL COMMENTS, COMMISSIONER BRENNAN CLOSED THE PUBLIC HEARING.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER HERNANDEZ; TO ISSUE A CIVIL PENALTY TO THE OWNERS OF 9721 BROADWAY, PEARLAND, TX 77584 – SILVERLAKE PEARLAND LLC, IN THE AMOUNT OF \$2,500 PLUS LEGAL FEES FOR VIOLATION #1, SECTION 19(A) ALL DETENTION FACILITIES CONSTRUCTED BY PROPERTY OWNER OR DEVELOPER SHALL BE MAINTAINED BY PROPERTY OWNER OR DEVELOPER, THEIR LEGAL HEIRS, GRANTEEES, SUCCESSORS, OR ASSIGNS.

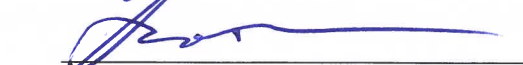
MOTION CARRIED UNANIMOUSLY.

IX. ADJOURN

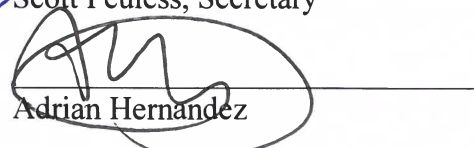
COMMISSIONER BRENNAN CALLED FOR ADJOURNMENT AT 10:57 AM.



Jeffrey H. Brennan, Chairman



Scott Feules, Secretary



Adrian Hernandez

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November 04, 2025

Attending Regular Meeting No. 11, held by Commissioners of Brazoria Drainage District No. 4.

NAME	BUSINESS AFILIATION
Sterling Maynard	Engineer
Michael Peña	Peña Tire shop
Silvia Peña	Peña tire shop
Jennie Edmonson	BDD4
GARY AUSTIN	SELF
Kylie Fruge	LJA
Jason D/ra	BDD4
Miguel Saucedo	Baker & Lawson. Eg r
Jeff Hanzon	Home owner
Clinton Snow	Home Owner

Adrian Hernandez
Commissioner

Jeffrey Brennan
Commissioner

Scott Feules
Commissioner

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NAME	BUSINESS AFILIATION
Thomas Knox	City of Pearland
Michelle Estes	BDD 4
Clint Goebel	BDD4
Adrian Gonyo	BDD4

Adrian Hernandez
Commissioner

Jeffrey Brennan
Commissioner

Scott Feules
Commissioner

BRAZORIA DRAINAGE DISTRICT #4

PUBLIC COMMENT FORM

OPEN MEETING DATE: 11-4-2025

To address the Drainage District Board of Commissioners, this form must be filled out and turned in 5-minutes prior to the beginning of the meeting.

Please provide your name, address, & phone number and fill out the information at the bottom of this page. This request form must be turned into the presiding officer of the meeting or the appointed staff member, no later than 5-minutes before the start of the meeting.

Speaker Request

I wish to address the Board during the Public Comments section and agree to follow the District's rules for Public Comments.

Name: Sterling Maynard
Address: 1701 Goodson Loop 77362
Phone: 719-421-1172

Please provide a brief description of the topic you wish to address below:

Pen a tire variance requests

