

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

April 7, 2026

No. 4

9:00 AM – Called to Order by Commissioner Brennan

COMMISSIONERS OF BRAZORIA DRAINAGE DISTRICT NO. 4 CONVENED IN OPEN SESSION APRIL 7, 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 BRENNAN AND PLEDGE OF ALLEGIANCE LED BY COMMISSIONER HERNANDEZ, THE BOARD CONSIDERED THE FOLLOWING ITEMS:

II. PUBLIC COMMENTS

NONE

III. APPROVAL OF MINUTES

A. Regular Meeting – March 4, 2026

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

IV. APPROVAL OF CHECK NUMBERS

April & May 2026

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER HERNANDEZ;
TO APPROVE THE USE OF CHECK NUMBERS 44376 – 44451.
MOTION CARRIED UNANIMOUSLY.

V. NEW BUSINESS

- A. Discussion, Consideration & Possible Action** – To accept a 0.489-acre drainage easement from Joshua Juneau along Mary’s Creek and authorize the Chairman to sign all related documents.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER HERNANDEZ;
TO ACCEPT A 0.489-ACRE DRAINAGE EASEMENT FROM JOSHUA JUNEAU ALONG MARY’S CREEK AND AUTHORIZE THE CHAIRMAN TO SIGN ALL RELATED DOCUMENTS.

MOTION CARRIED UNANIMOUSLY.

- B. Discussion, Consideration & Possible Action** – To accept a 0.2195-acre access easement from Veekay Investments Pearland, LLC near the intersection of Broadway & Oak Rd. and authorize the Chairman to sign all related documents.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER HERNANDEZ;
TO ACCEPT A 0.2195-ACRE ACCESS EASEMENT FROM VEEKAY INVESTMENTS PEARLAND, LLC NEAR THE INTERSECTION OF BROADWAY & OAK RD. AND AUTHORIZE THE CHAIRMAN TO SIGN ALL RELATED DOCUMENTS.

MOTION CARRIED UNANIMOUSLY.

VI. VARIANCE REQUESTS

- A. Discussion, Consideration & Possible Action** – Driver Pipeline – BDD4 #26-000061 – Dunaway Associates – Located East of HWY 35 on Industrial Road.

Variance Request: The applicant seeks waiver of Malcom Method / Small Watershed to utilize 0.65-ac.ft/ac. for gravity or 0.70-ac.ft/ac. for pumped detention deviating from section 33.C.2, of the District Rules, Regulations, and Guidelines.

APPLICANT REQUESTED THIS ITEM BE PULLED FROM THE AGENDA.

- B. Discussion, Consideration & Possible Action** – Kwik Kar – BDD4 #26-000065 – Crain Group LLC – Located at 2610 Broadway.

Variance Request: The applicant seeks waiver of constructing a concrete pilot channel deviating from section 28.6.iii, of the District Rules, Regulations, and Guidelines.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER HERNANDEZ;
TO APPROVE THE WAIVER OF CONSTRUCTING A CONCRETE PILOT CHANNEL DEVIATING FROM SECTION 28.6.iii OF THE DISTRICT RULES, REGULATIONS, AND GUIDELINES.

AMENDED MOTION: COMMISSIONER HERNANDEZ; SECOND: COMMISSIONER BRENNAN;

TO POSTPONE THIS ITEM UNTIL THE MAY MEETING.

AMENDED MOTION CARRIED UNANIMOUSLY.

C. Discussion, Consideration & Possible Action – Serenity House – BDD4 #26-000063 – RSG Engineering – Located at 16803 Herridge Road.

Variance Request: The applicant seeks a waiver from the requirement for the downstream outfall to be 6” above the static water level of the ditch with a proposed deviation of 0.10’ above the static water level deviating from section 15.A.10 of the District Rules, Regulations, and Guidelines.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER HERNANDEZ;
TO APPROVE THE WAIVER FROM THE REQUIREMENT FOR THE DOWNSTREAM
OUTFALL TO BE 6” ABOVE THE STATIC WATER LEVEL OF THE DITCH WITH A
PROPOSED DEVIATION OF 0.10’ ABOVE THE STATIC WATER LEVEL DEVIATING
FROM SECTION 15.A.10 OF THE DISTRICT RULES, REGULATIONS, AND GUIDELINES.
TAD ADKINS AND SALIM OBEID SPOKE WITH COMMISSIONERS ABOUT THIS
PROJECT AND VARIANCE REQUEST.
MOTION CARRIED UNANIMOUSLY.

VII. PLATS & PLAN

A. Discussion, Consideration & Possible Action – PNC Bank - MTC – BDD4 #26-000039 – Final Plat – Bowman Consulting Group – Located at the NW corner of Highway 288 and Highway 6 in the Manvel Town Center development.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER HERNANDEZ;
TO APPROVE THE PNC BANK FINAL PLAT.
MOTION CARRIED UNANIMOUSLY.

B. Discussion, Consideration & Possible Action – Smart Microbes – BDD4 #25-000172 – Final Plat – Luther Daly – Located at 6521 Amie Lane.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER HERNANDEZ;
TO APPROVE THE SMART MICROBES FINAL PLAT.
MOTION CARRIED UNANIMOUSLY.

C. Discussion, Consideration & Possible Action – Windbrook RV Park – BDD4 #26-000026 – Final Drainage Plan – Sterling Engineering Consultants – Located at 4227 Old Chocolate Bayou Road.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER HERNANDEZ;
TO APPROVE THE WINDBROOK RV PARK FINAL DRAINAGE PLAN.
MOTION CARRIED UNANIMOUSLY.

D. Discussion, Consideration & Possible Action – Moosa Cricket – BDD4 #25-000251 – Final Drainage Plan – Pro E Consulting – Located at the corner of Old Massey Ranch Rd and Herridge road.

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

- E. Discussion, Consideration & Possible Action** – 7713 Broadway – BDD4 #25-000237 – Final Drainage Plan – ALJ-Lindsey, LLC – Located at the NW corner of FM 518 & Oak Rd.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER HERNANDEZ;
TO APPROVE THE 7713 BROADWAY FINAL DRAINAGE PLAN.
MOTION CARRIED UNANIMOUSLY.

- F. Discussion, Consideration & Possible Action** – Primrose Section 1 – BDD4 #25-000254 – Final Drainage Plan – Edminster, Hinshaw, Russ & Associates, Inc. – Located North of Highway 6, East of CR 48, South of Rodeo Palms Pkwy.

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

- G. Discussion, Consideration & Possible Action** – CR 100 Arcadian Estates – BDD4 #25-000203 – Final Drainage Plan – BGE, Inc. – Located Along Old Massey Ranch Road (CR 100) East of Harkey Road and West of Berry Road.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER HERNANDEZ;
TO CONDITIONALLY APPROVE THE CR 100 ARCADIAN ESTATES FINAL DRAINAGE PLAN PENDING THE DISTRICT'S RECEIPT OF ALL REQUIRED MAINTENANCE DECLARATION DOCUMENTATION.
MOTION CARRIED UNANIMOUSLY.

- H. Discussion, Consideration & Possible Action** – 1705 Broadway – BDD4 #25-000187 – Final Drainage Plan – ALJ-Lindsey, LLC – Located 500 ft west of the intersection of Broadway & Dixie Farm Rd.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER HERNANDEZ;
TO APPROVE THE 1705 BROADWAY FINAL DRAINAGE PLAN.
MOTION CARRIED UNANIMOUSLY.

- I. Discussion, Consideration & Possible Action** – Pomona Commercial – BDD4 #26-000027 – Final Plat – LJA Engineering – Located North of Croix Road and West of CR 85.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER HERNANDEZ;
TO APPROVE THE POMONA COMMERCIAL FINAL PLAT.
MOTION CARRIED UNANIMOUSLY.

- J. Discussion, Consideration & Possible Action** – 7520 Fite Road – BDD4 #25-000183 – Revised Final Drainage Plan – Noma Engineering – Located at 7520 Fite Road.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER HERNANDEZ;
TO APPROVE THE 7520 FITE ROAD REVISED FINAL DRAINAGE PLAN.
MOTION CARRIED UNANIMOUSLY.

K. Discussion, Consideration & Possible Action – Primrose Section 2 – BDD4 #26-000028 – Final Drainage Plan – Edminster, Hinshaw, Russ & Associates, Inc. – Located North of Highway 6, East of CR 48, South of Rodeo Palms Pkwy.

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

L. Discussion, Consideration & Possible Action – Welby Bank – BDD4 #25-000198 – Final Drainage Plan – Pape-Dawson – Located at the southwest quadrant of Highway 6 and Highway 288.

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

VIII. ENFORCEMENT MATTERS

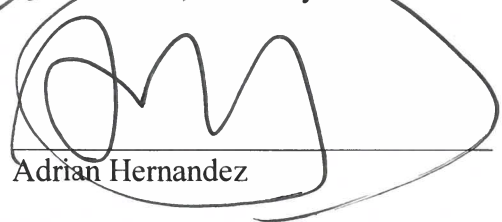
NONE

IX. ADJOURN

COMMISSIONER BRENNAN CALLED FOR ADJOURNMENT AT 9:34 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

April 07, 2026

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

NAME	BUSINESS AFILIATION
Adrian Geyo	BDD 4
TAD ADKINS	FORGOTTEN ANGELS
Salim Obeid	RSG Engineering
Jorge Guerra	ALS Lindsey
Joshua Juneau	Self
Brad Crain	Crain Group, LLC
Paul Veeta	Crain group, LLC
Dave Murray	Maurefield III
Paul Grahman	Gramax
Thomas Knox	City of Pearland

Adrian Hernandez
Commissioner

Jeffrey Brennan
Commissioner

Scott Feules
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

April 07, 2026

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

NAME	BUSINESS AFILIATION
JASON DYER	BDD4
COURTNEY CADE	COP
JENNIE EDMONSON	BDD4
SALVADOR F. AYAL	BDD4

Adrian Hernandez
Commissioner

Jeffrey Brennan
Commissioner

Scott Feules
Commissioner