

4813 W. Broadway  
Pearland, Texas 77581



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## ***Brazoria Drainage District No. 4***

*A Political Subdivision of the State of Texas*

Regular Meeting

May 5, 2026

No. 5

9:01 AM – Called to Order by Commissioner Brennan

COMMISSIONERS OF BRAZORIA DRAINAGE DISTRICT NO. 4 CONVENED IN OPEN SESSION MAY 5, 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**

ERIC OLIVER SPOKE ABOUT FUTURE DEVELOPMENT NEAR COKER PROPERTY.

### **III. APPROVAL OF MINUTES**

#### **A. Regular Meeting – April 7, 2026**

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

### **IV. APPROVAL OF CHECK NUMBERS**

May & June 2026

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER HERNANDEZ;  
TO APPROVE THE USE OF CHECK NUMBERS 44452 – 44527.  
MOTION CARRIED UNANIMOUSLY.

**V. NEW BUSINESS**

- A. Discussion, Consideration & Possible Action** – To approve and authorize the Chairman to sign an Interlocal Agreement with Brazoria County pertaining to maintenance along CR 100.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;  
TO APPROVE AND AUTHORIZE THE CHAIRMAN TO SIGN AN INTERLOCAL AGREEMENT WITH BRAZORIA COUNTY PERTAINING TO MAINTENANCE ALONG CR 100. STAFF AND COMMISSIONERS DISCUSSED ABOUT FUTURE AGREEMENTS AND CLARIFICATION ON WHY THE USE OF AN INTERLOCAL AGREEMENT INSTEAD OF A MAINTENANCE DECLARATION.

MOTION CARRIED UNANIMOUSLY.

- B. Discussion, Consideration & Possible Action** – To accept a 0.2365-acre drainage easement from Shadowbend Holdings, LLC near CR 129 and Cowart Creek and authorize the Chairman to sign all related documents.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER HERNANDEZ;  
TO ACCEPT A 0.2365-ACRE DRAINAGE EASEMENT FROM SHADOWBEND HOLDINGS, LLC NEAR CR 129 AND COWART CREEK AND AUTHORIZE THE CHAIRMAN TO SIGN ALL RELATED DOCUMENTS.

MOTION CARRIED UNANIMOUSLY.

- C. Discussion, Consideration & Possible Action** – To accept a 1.125-acre and 0.993-acre drainage easement from Trey Spossey near CR 281 and Resoft Park Ditch and authorize the Chairman to sign all related documents.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;  
TO ACCEPT A 1.125-ACRE AND 0.993-ACRE DRAINAGE EASEMENT FROM TREY SPOSSEY NEAR CR 281 AND RESOFT PARK DITCH AND AUTHORIZE THE CHAIRMAN TO SIGN ALL RELATED DOCUMENTS.

MOTION CARRIED UNANIMOUSLY.

**VI. VARIANCE REQUESTS**

- A. 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 OPEN FOR DISCUSSION THE KWIK KAR VARIANCE REQUEST SEEKING A WAIVER OF CONSTRUCTING A CONCRETE PILOT CHANNEL. STAFF AND COMMISSIONERS DISCUSSED.

NO ACTION TAKEN.

**B. Discussion, Consideration & Possible Action** – Serenity House – BDD4 #26-000076 – RSG Engineering – Located at 16803 Herridge Road.

**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 FEULESS;  
TO OPEN FOR DISCUSSION THE SERENITY HOUSE VARIANCE REQUEST SEEKING A WAIVER OF THE MALCOM METHOD/SMALL WATERSHED REQUIREMENT. STAFF AND COMMISSIONERS DISCUSSED THIS VARIANCE REQUEST.

AMENDED MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;

TO DENY THE WAIVER OF THE MALCOM METHOD/SMALL WATERSHED VARIANCE REQUEST.

MOTION CARRIED BY MAJORITY; COMMISSIONER HERNANDEZ OPPOSED.

**C. Discussion, Consideration & Possible Action** – Driver Pipeline – BDD4 #26-000081 – Dunaway Associates – Located East of HWY 35 on Industrial Road.

**Variance Request:** Applicant seeks a waiver which would make all existing impervious cover on site exempt from detention requirements deviating from section 33.B of the District Rules, Regulations, and Guidelines.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER HERNANDEZ;  
TO OPEN FOR DISCUSSION THE DRIVER PIPELINE VARIANCE REQUEST SEEKING A WAIVER TO MAKE ALL EXISTING IMPERVIOUS COVER ON SITE EXEMPT FROM DETENTION REQUIREMENTS. TREY LITTLE SPOKE ON BEHALF OF THE DEVELOPMENT AND COMMISSIONERS AND STAFF DISCUSSED THIS VARIANCE REQUEST.

AMENDED MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;

TO DENY THE APPLICANTS WAIVER TO MAKE ALL EXISTING IMPERVIOUS COVER ON SITE EXEMPT FROM DETENTION REQUIREMENTS.

MOTION CARRIED UNANIMOUSLY.

**D. Discussion, Consideration & Possible Action** – West Hastings Field – BDD4 #26-000080 – JRH Engineering – Located Southwest of the intersection of HWY 35 and Hastings Cannon Rd.

**Variance Request:** Applicant seeks treatment as a "small project" for the purposes of determining detention required for each well site. The minimum rates of 0.65 and 0.70 ac-ft / ac will apply deviating from section 32.C.3, of the District Rules, Regulations, and Guidelines.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER HERNANDEZ;  
TO OPEN FOR DISCUSSION THE WEST HASTINGS FIELD VARIANCE REQUEST SEEKING TREATMENT AS A “SMALL PROJECT” FOR THE PURPOSES OF DETERMINING DETENTION REQUIRED FOR EACH WELL SITE.

AMENDED MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER HERNANDEZ.

TO GRANT THE APPLICANTS REQUEST TO TREAT EACH WELL SITE AS A “SMALL PROJECT” FOR THE PURPOSE OF DETERMINING DETENTION REQUIRED.

MOTION CARRIED BY MAJORITY; COMMISSIONER FEULESS OPPOSED.

## VII. PLATS & PLAN

- A. Discussion, Consideration & Possible Action** – Primrose Section 1 – BDD4 #26-000055 – Final Plat – EHRA – Located North of Highway 6, East of CR 48, South of Rodeo Palms Pkwy.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;  
TO APPROVE THE PRIMROSE SECTION 1 FINAL PLAT.  
MOTION CARRIED UNANIMOUSLY.

- B. Discussion, Consideration & Possible Action** – Primrose Section 2 – BDD4 #26-000056 – Final Plat – EHRA – 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 PLAT.  
MOTION CARRIED UNANIMOUSLY.

- C. Discussion, Consideration & Possible Action** – Arcadian Estates Section 5 – BDD4 #26-000066 – Final Plat – BGE, Inc. – Located South of CR 100, North of Cowart Creek Diversion Channel.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;  
TO APPROVE THE ARCADIAN ESTATES SECTION 5 FINAL PLAT.  
MOTION CARRIED UNANIMOUSLY.

- D. Discussion, Consideration & Possible Action** – Allen Road Storage – BDD4 #25-000253 – Final Drainage Plan – Krest Engineer – Located on Allen Road South of Bailey Road.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER HERNANDEZ;  
TO APPROVE THE ALLEN ROAD STORAGE FINAL DRAINAGE PLAN.  
MOTION CARRIED UNANIMOUSLY.

- E. Discussion, Consideration & Possible Action** – Shadowbend Holdings Storage – BDD4 #26-000033 – Final Drainage Plan – Daniel Scott Engineering, LLC – Located on CR 129 near Baker Road.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;  
TO APPROVE THE SHADOWBEND HOLDINGS STORAGE FINAL DRAINAGE PLAN.  
MOTION CARRIED UNANIMOUSLY.

- F. Discussion, Consideration & Possible Action** – Shadowbend Holdings Storage – BDD4 #26-000037 – Final Plat – FMS Surveying, Inc. – Located on CR 129 near Baker Road.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER HERNANDEZ;  
TO APPROVE THE SHADOWBEND HOLDINGS STORAGE FINAL PLAT.  
MOTION CARRIED UNANIMOUSLY.

**G. Discussion, Consideration & Possible Action** – MOTU Express – BDD4 #26-000067 – Final Drainage Plan – Makmo Design – Located at 10323 Bailey Rd (CR101). East of CR 94.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;  
TO APPROVE THE MOTU EXPRESS FINAL DRAINAGE PLAN.  
MOTION CARRIED BY MAJORITY; COMMISSIONER HERNANDEZ OPPOSED.

**H. Discussion, Consideration & Possible Action** – Pomona Commercial – BDD4 #25-000193 – Final Drainage Plan – Blackline Engineering – Located North of Croix Road and West of Orchard Park Ln.

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

**I. Discussion, Consideration & Possible Action** – Presidio – BDD4 #25-000236 – Final Drainage Impact Analysis – LJA Engineering – Located at Highway 288 and Highway 6

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;  
TO APPROVE THE PRESIDIO DRAINAGE IMPACT ANALYSIS.  
MOTION CARRIED UNANIMOUSLY.

**J. Discussion, Consideration & Possible Action** – PNC Bank - MTC – BDD4 #25-000241 – Final Drainage Plan – Bowman Consulting Group – Located at the NW corner of Highway 288 and Highway 6 in the Manvel Town Center development.

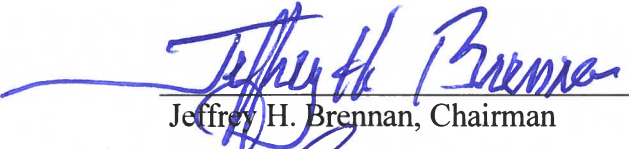
MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER HERNANDEZ;  
TO APPROVE THE PNC BANK - MTC FINAL DRAINAGE PLAN.  
MOTION CARRIED UNANIMOUSLY.

## VIII. ENFORCEMENT MATTERS

NONE

## IX. ADJOURN

COMMISSIONER BRENNAN CALLED FOR ADJOURNMENT AT 10:06 AM.

  
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Jeffrey H. Brennan, Chairman

  
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Scott Feules, Secretary

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Adrian Hernandez

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## Brazoria Drainage District No. 4

*A Political Subdivision of the State of Texas*

May 05, 2026

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

NAME	BUSINESS AFILIATION
Adrian Genzo	BDD4
Eric Oliver	Junction CRE
Trey Little	Dunaway
Prabhath Boya	MCU Pomona
Clint Gorbal	BDD4
Jennie Edmonson	BDD4
JASON DYER	BDD4
Thomas Knox	City of Pearland
Willie Alfaro	DSE
Henry Fuentes	Gromax/Brazer

Adrian Hernandez  
Commissioner

Jeffrey Brennan  
Commissioner

Scott Feules  
Commissioner

