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 — August 4, 2026

No. 8 — 9:00 AM – Called to Order by Commissioner Brennan

COMMISSIONERS OF BRAZORIA DRAINAGE DISTRICT NO. 4 CONVENED IN OPEN SESSION AUGUST 4, 2026 WITH THE FOLLOWING COMMISSIONERS PRESENT:

Jeffrey H. Brennan, Chairman Scott Feuless, Secretary Adrian Hernandez

Others Attending: See Attached List

FOLLOWING THE INVOCATION LED BY COMMISSIONER BRENNAN 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 – July 7, 2026

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

IV. APPROVAL OF CHECK NUMBERS

August & September 2026

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER HERNANDEZ;
TO APPROVE THE USE OF CHECK NUMBERS 44700 – 44790.
MOTION CARRIED UNANIMOUSLY.

V. NEW BUSINESS

A. Discussion, Consideration & Possible Action – To accept a 0.1583-acre drainage easement and 2.097-acre drainage easement from Antioch Houston Community Church along Mary's Creek and authorize the Chairman to sign all related documents.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;
TO ACCEPT A 0.1583-ACRE DRAINAGE EASEMENT AND 2.097-ACRE DRAINAGE EASEMENT FROM ANTIOCH HOUSTON COMMUNITY CHURCH ALONG MARY'S CREEK AND AUTHORIZE THE CHAIRMAN TO SIGN ALL RELATED DOCUMENTS.
MOTION CARRIED UNANIMOUSLY.

B. Discussion, Consideration & Possible Action – To accept a 5.614-acre drainage easement from Denbury Onshore, LLC along Oil Field Ditch and authorize the Chairman to sign all related documents.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER HERNANDEZ;
TO ACCEPT A 5.614-ACRE DRAINAGE EASEMENT FROM DENBURY ONSHORE, LLC ALONG OIL FIELD DITCH AND AUTHORIZE THE CHAIRMAN TO SIGN ALL RELATED DOCUMENTS.
MOTION CARRIED UNANIMOUSLY.

C. Discussion, Consideration & Possible Action – To discuss the sale of the 39.08-acre Schmeltz property to Harris County Flood Control District.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;
TO AUTHORIZE THE SUPERINTENDENT TO NEGOTIATE AND SIGN ALL DOCUMENTATION FOR THE SALE OF THE 39.08-ACRE SCHMELTZ PROPERTY TO THE HARRIS COUNTY FLOOD CONTROL DISTRICT.
MOTION CARRIED UNANIMOUSLY.

D. Discussion, Consideration & Possible Action – To award the annual contract for BDD4 #26613 High Density Polypropylene Storm Sewer Pipe.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER HERNANDEZ;
TO AWARD THE ANNUAL CONTRACT FOR BDD4 #26613 HIGH DENSITY POLYPROPYLENE STORM SEWER PIPE TO O'DAY RENTAL & SUPPLY, INC.
MOTION CARRIED UNANIMOUSLY.

E. Discussion, Consideration & Possible Action – To accept a 0.962-acre revised drainage easement from the City of Pearland along Railroad Ditch and authorize the Chairman to sign all related documents.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;
TO ACCEPT A 0.962-ACRE REVISED DRAINAGE EASEMENT FROM THE CITY OF PEARLAND ALONG RAILROAD DITCH AND AUTHORIZE THE CHAIRMAN TO SIGN ALL RELATED DOCUMENTS.
MOTION CARRIED UNANIMOUSLY.

F. **Discussion, Consideration & Possible Action –** To accept a Special Warranty Deed from Pomona Land, LLC, Pomona Phase 4, LLC, Pomona Phase 5, LLC, and MC 288, LLC for property located along Mustang Bayou within the Pomona development and authorize the Chairman to sign all related documents.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER HERNANDEZ;
TO ACCEPT A SPECIAL WARRANTY DEED FROM POMONA LAND, LLC, POMONA PHASE 4, LLC, POMONA PHASE 5, LLC, AND MC 288, LLC FOR PROPERTY LOCATED ALONG MUSTANG BAYOU WITHIN THE POMONA DEVELOPMENT AND AUTHORIZE THE CHAIRMAN TO SIGN ALL RELATED DOCUMENTS.
MOTION CARRIED UNANIMOUSLY.

G. **Discussion, Consideration & Possible Action –** Presentation regarding detention methodology for medium-sized projects within the District.

PRESENTATION BY THE DISTRICT'S ENGINEER REGARDING DETENTION METHODOLOGY FOR MEDIUM-SIZED PROJECTS WITHIN THE DISTRICT. NO ACTION TAKEN.

VI. VARIANCE REQUESTS

A. **Discussion, Consideration & Possible Action –** Metta Center – BDD4 #26-000135 – GC Engineering – Located at the southwest corner of Hatfield Road and Brookside 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, requesting permission to provide detention at the flat rate of 0.65 ac.ft./ac. of increased impervious cover.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;
TO APPROVE A WAIVER OF THE MALCOM METHOD/SMALL WATERSHED RULE, PROVIDING DETENTION AT THE FLAT RATE OF 0.65 AC.FT/AC. OF INCREASED IMPERVIOUS COVER.
MOTION FAILED; ALL COMMISSIONERS VOTED NO.

VII. PLATS & PLAN

A. **Discussion, Consideration & Possible Action –** Edge Industrial Park II – BDD4 #26-000030 – Final Drainage Plan – RSG Engineering, Inc. – Located at McHard Road and Highway 35.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER HERNANDEZ;
TO APPROVE THE EDGE INDUSTRIAL PARK II FINAL DRAINAGE PLAN.
MOTION CARRIED UNANIMOUSLY.

B. **Discussion, Consideration & Possible Action –** French Quarter Section 1 – BDD4 #26-000073 – Final Plat – Huitt-Zollars – Located North of the intersection of Dixie Farm Rd. & Pearland Parkway near Shady Crest Ditch, Industrial Drive Ditch, and Cowart's Creek.

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

C. **Discussion, Consideration & Possible Action –** Hastings Phase II – BDD4 #26-000124 – Final Drainage Plan – Halff Associates – Located along Hastings Circle, Chigger Creek Drive, and Choate Drive

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

D. **Discussion, Consideration & Possible Action –** Bullard Parkway III – BDD4 #26-000048 – Final Plat – LJA Engineering – Located South of Alloy and North of Bullard (only approving portions within BDD4 jurisdiction).

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;
TO APPROVE THE BULLARD PARKWAY III FINAL PLAT.
MOTION CARRIED UNANIMOUSLY.

E. **Discussion, Consideration & Possible Action –** Driver Pipeline – BDD4 #26-000122 – Final Drainage Impact Analysis – Huitt-Zollars – Located at 3316 Industrial Dr.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER HERNANDEZ;
TO APPROVE THE DRIVER PIPELINE FINAL DRAINAGE IMPACT ANALYSIS.
MOTION CARRIED UNANIMOUSLY.

F. **Discussion, Consideration & Possible Action –** Antioch Church – BDD4 #26-000044 – Final Drainage Plan – DVJ Group – Located on the south side of Liberty Drive.

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

G. **Discussion, Consideration & Possible Action –** Antioch Church – BDD4 #26-000102 – Final Plat – DVJ Group – Located on the south side of Liberty Drive.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER HERNANDEZ;
TO APPROVE THE ANTIOCH CHURCH FINAL PLAT.
MOTION CARRIED UNANIMOUSLY.

H. Discussion, Consideration & Possible Action – Pearland Industrial Park – BDD4 #26-000106 – Final Plat – Windrose – Located adjacent to Veterans Drive, with Walnut Street to the North of the property.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;
TO APPROVE THE PEARLAND INDUSTRIAL PARK FINAL PLAT.
MOTION CARRIED UNANIMOUSLY.

I. Discussion, Consideration & Possible Action – Kwik Kar – BDD4 #26-000133 – Final Drainage Plan – Maher M Ismail – Located at 2610 Broadway Street.

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

J. Discussion, Consideration & Possible Action – Southwest Quadrant Old Town – BDD4 #26-000110 – Final Drainage Plan – City of Pearland – Located in the Old Town area, is bounded by Broadway Street on the North, Walnut St on the South, McLean St on the West, and the Railroad tracks on the East.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER HERNANDEZ;
TO APPROVE THE SOUTHWEST QUADRANT OLD TOWN FINAL DRAINAGE PLAN.
MOTION CARRIED UNANIMOUSLY.

VIII. ENFORCEMENT MATTERS

Discussion, consideration, & possible action 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. 9721 Broadway, Pearland, TX 77584 – Silverlake Shopping Center – #22-000034

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;
TO OPEN FOR DISCUSSION 9721 BROADWAY, PEARLAND, TX 77584 – SILVERLAKE SHOPPING CENTER.
COUNSEL FOR THE DISTRICT, DIANA MILLER WITH SCHWARTZ, PAGE, AND HARDING PROVIDED COMMISSIONERS A SUMMARY OF THE SILVERLAKE SHOPPING CENTER 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.
COMMISSIONER BRENNAN CALLED FOR COMMENTS; UPON HEARING NO COMMENTS COMMISSIONER BRENNAN CLOSED THE PUBLIC HEARING.
MOTION: COMMISSIONER FEULESS; SECOND: COMMISSIONER HERNANDEZ;
I MOVE THAT THE BOARD ASSESS A PENALTY IN THE TOTAL AMOUNT OF $2,500 FOR VIOLATIONS OF THE DISTRICTS RULES, REGULATIONS, & GUIDELINES SEC. 19(A): FAILURE TO ENSURE PROPER MAINTENANCE OF DETENTION FACILITIES IN ACCORDANCE WITH THE APPROVED FINAL DRAINAGE PLAN, PLUS ATTORNEY

FEES. 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.

B. 19753 SH 35, Pearland, TX 77581 – Soto Roofing – #26-000049

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER HERNANDEZ;
TO OPEN FOR DISCUSSION 19753 SH 35, PEARLAND, TX 77581 – SOTO ROOFING.
COUNSEL FOR THE DISTRICT, DIANA MILLER WITH SCHWARTZ, PAGE, AND HARDING PROVIDED COMMISSIONERS A SUMMARY OF THE SOTO ROOFING 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.
MARK OLGUIN AND MIGUEL SOTO, REPRESENTATIVES OF SOTO ROOFING SPOKE WITH COMMISSIONERS AND STAFF ABOUT THE PROJECT.
UPON HEARING ALL COMMENTS, COMMISSIONER BRENNAN CLOSED THE PUBLIC HEARING.
MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER HERNANDEZ;
I MOVE THAT THE BOARD ASSESS A PENALTY IN THE TOTAL AMOUNT OF $1,000 FOR VIOLATIONS OF THE DISTRICT'S RULES, REGULATIONS, & GUIDELINES SEC.1(B)(3): FAILURE TO CONSTRUCT DRAINAGE SYSTEM IN STRICT COMPLIANCE WITH THE APPROVED FINAL DRAINAGE PLAN, PLUS ATTORNEY FEES.
MOTION CARRIED BY MAJORITY; COMMISSIONER FEULESS OPPOSED.

C. Chance Ln., Pearland, TX 77583 – Dalton Investments – #21-000020

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;
TO OPEN FOR DISCUSSION CHANCE LN., PEARLAND, TX 77583 – DALTON INVESTMENTS.
COUNSEL FOR THE DISTRICT, DIANA MILLER WITH SCHWARTZ, PAGE, AND HARDING PROVIDED COMMISSIONERS A SUMMARY OF THE DALTON INVESTMENTS 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.
COMMISSIONER BRENNAN CALLED FOR COMMENTS; UPON HEARING NO COMMENTS, COMMISSIONER BRENNAN CLOSED THE PUBLIC HEARING.
MOTION: COMMISSIONER BRENNAN; SECOND: -NONE-
I MOVE THAT THE BOARD ASSESS A PENALTY IN THE TOTAL AMOUNT OF $2,500 FOR BOTH VIOLATIONS OF THE DISTRICT'S RULES, REGULATIONS, & GUIDELINES

SEC. 1(B)(3): FAILURE TO CONSTRUCT DRAINAGE SYSTEM IN STRICT COMPLIANCE WITH THE APPROVED FINAL DRAINAGE PLAN AND SEC.19(A): FAILURE TO ENSURE PROPER MAINTENANCE OF DETENTION FACILITIES IN ACCORDANCE WITH THE APPROVED FINAL DRAINAGE PLAN, PLUS ATTORNEY FEES. MOTION FAILED TO GET A SECOND.

AMENDED MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER HERNANDEZ;

TO ASSESS A PENALTY OF $2,500 EACH PLUS $1,000 PER MONTH PER VIOLATION PLUS APPLICABLE ATTORNEYS' FEES.

MOTION CARRIED UNANIMOUSLY.

IX. ADJOURN

COMMISSIONER BRENNAN CALLED FOR ADJOURNMENT AT 10:48 AM.

Jeffrey H. Brennan, Chairman

Scott Feuless, Secretary

Adrian Hernandez

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Brazoria Drainage District No. 4

A Political Subdivision of the State of Texas

August 04, 2026

Attending Regular Meeting No. 08, held by Commissioners of Brazoria Drainage District No. 4.

NAME	BUSINESS AFILIATION
Adrian Gonzales	BDD 4
JASON DYER	BDD4
Mahar Ismanic	KWIK KAR.
Jennie Edmonson	BDD4
Mark Olguin	Olguin Construction Services
Miguel Solis	Solorodrigo
Salvador Ayala	BDD4

Adrian Hernandez
Commissioner

Jeffrey Brennan
Commissioner

Scott Feuless
Commissioner