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 — July 7, 2026

No. 7 — 9:02 AM – Called to Order by Commissioner Brennan

COMMISSIONERS OF BRAZORIA DRAINAGE DISTRICT NO. 4 CONVENED IN OPEN SESSION JULY 7, 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 FATHER TRUNG NGUYEN 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 – June 2, 2026

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;
TO APPROVE THE MINUTES FOR THE REGULAR MEETING.
MOTION CARRIED BY MAJORITY; COMMISSIONER HERNANDEZ ABSTAINED.

IV. APPROVAL OF CHECK NUMBERS

June & July 2026

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER HERNANDEZ;
TO APPROVE THE USE OF CHECK NUMBERS 44614 – 44699.
MOTION CARRIED UNANIMOUSLY.

V. NEW BUSINESS

A. Discussion, Consideration & Possible Action – Texas County & District Retirement System presentation by Tim Krause.

TIM KRAUSE WITH THE TEXAS COUNTY & DISTRICT RETIREMENT SYSTEM SPOKE WITH THE BOARD ABOUT THE DISTRICT'S RETIREMENT ACCOUNT. NO ACTION WAS TAKEN.

B. Discussion, Consideration & Possible Action – To sell surplus unit #130, being a Ford F-350 pickup truck (VIN: 1 FT8X3BT2EEB08962) to Brookside Village.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;
TO SELL SURPLUS UNIT #130, BEING A FORD F-350 PICKUP TRUCK TO BROOKSIDE VILLAGE.
MOTION CARRIED UNANIMOUSLY.

C. Discussion, Consideration & Possible Action – To award the annual contract for BDD4 #26614 Hydro Mulch Materials.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER HERNANDEZ;
TO APPROVE SITE ONE FOR THE DISTRICTS HYDRO MULCH MATERIALS ANNUAL CONTRACT EFFECTIVE AUGUST 1, 2026.
MOTION CARRIED UNANIMOUSLY.

VI. VARIANCE REQUESTS

A. Discussion, Consideration & Possible Action – 2403 Taylor Lane – BDD4 #26-000120 – Daniel Scott Engineering – Located at 2403 Taylor Lane.
Variance Request: The Applicant seeks a variance from Section 1.B.2 of the District's Rules, Regulations, and Guidelines waiving the requirement to obtain a Board approved Drainage Plan.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;
I MAKE A MOTION TO APPROVE THE APPLICANT'S REQUEST SUBJECT TO THE FOLLOWING CONDITIONS:

1. CITY OF PEARLAND DETENTION CRITERIA WILL BE FOLLOWED AND CITY APPROVALS AND PERMIT WILL BE OBTAINED. OWNER WILL ADDITIONALLY PROVIDE THE DISTRICT WITH COPIES OF THE CITY APPROVED DRAINAGE PLANS / PERMITS.
2. OWNER WILL DEDICATE THE NECESSARY DRAINAGE EASEMENT FOR JOE MARTIN DITCH.
3. NO PROPOSED DRAINAGE WILL BE ALLOWED TO JOE MARTIN DITCH.
4. OWNER WILL REMOVE ALL EXISTING FENCING FROM THE NEWLY DEDICATED DRAINAGE EASEMENT AT OWNER'S EXPENSE.

MOTION CARRIED UNANIMOUSLY.

B. Discussion, Consideration & Possible Action – 3520 Stevenson – BDD4 #26-000121 – Dunaway Associates – Located at 3520 Stevenson.
Variance Request: The Applicant seeks permission to follow City of Pearland detention criteria deviating from Section 32.C.2 of the District's Rules, Regulations, and Guidelines.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER HERNANDEZ;
I MAKE A MOTION THAT THE OWNER BE ALLOWED TO FOLLOW CITY OF PEARLAND CRITERIA FOR SIZING THE DETENTION POND SUBJECT TO THE CONDITION THAT NO ON-SITE DRAINAGE MAY DRAIN TO BUCKHOLT DITCH OR MARY'S CREEK BYPASS.
MOTION CARRIED BY MAJORITY; COMMISSIONER HERNANDEZ VOTED NO.

VII. PLATS & PLAN

A. Discussion, Consideration & Possible Action – Magnolia Creek CR 100 Improvements – BDD4 #25-000181 – Final Drainage Plan – LJA Engineering, Inc. – Located at CR100 (Old Massey Ranch Rd) at the intersection of Berry Road.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;
TO APPROVE THE MAGNOLIA CREEK CR 100 IMPROVEMENTS FINAL DRAINAGE PLAN.
MOTION CARRIED UNANIMOUSLY.

B. Discussion, Consideration & Possible Action – Whitewater Car Wash – BDD4 #26-000064 – Final Drainage Plan – Clay Moore Engineering – Located at the Southwest Corner of Hwy 288 & Hwy 6.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER HERNANDEZ;
TO APPROVE THE WHITEWATER CAR WASH FINAL DRAINAGE PLAN.
MOTION CARRIED UNANIMOUSLY.

C. Discussion, Consideration & Possible Action – Time Mart Trammel Fresno – BDD4 #26-000035 – Final Drainage Plan – HRS and Associates, LLC – Located at the Southwest corner of CR 58 & CR 48.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;
TO APPROVE THE TIME MART TRAMMEL FRESNO FINAL DRAINAGE PLAN.
MOTION CARRIED UNANIMOUSLY.

D. Discussion, Consideration & Possible Action – BC MUD #3 WWTP Phase 4 – BDD4 #26-000101 – Final Drainage Plan – Quiddity Engineering, LLC – Located East of the intersection of Cullen Parkway and Southfork Drive.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER HERNANDEZ;
TO APPROVE THE BC MUD #3 WWTP PHASE 4 FINAL DRAINAGE PLAN.
MOTION CARRIED UNANIMOUSLY.

E. **Discussion, Consideration & Possible Action –** Glendale Lakes Drive Extension – BDD4 #26-000047 – Final Drainage Plan – Blackline Engineering – Located on Glendale Lakes. (only approving portions within BDD4 jurisdiction)

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;
TO APPROVE THE GLENDALE LAKES DRIVE EXTENSION FINAL DRAINAGE PLAN – ONLY APPROVING THE PORTIONS WITHIN BDD4 JURISDICTION.
MOTION CARRIED UNANIMOUSLY.

F. **Discussion, Consideration & Possible Action –** 4519 Meade Road – BDD4 #26-000090 – Final Drainage Plan – 3TP LLC – Located at 4519 Meade Road.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER HERNANDEZ;
TO APPROVE THE 4519 MEADE ROAD FINAL DRAINAGE PLAN SUBJECT TO A NOTE ON THE PLAT THAT LOTS ARE NOT ELIGIBLE UNDER SECTION 8 OF THE RULES, REGULATIONS, & GUIDELINES.
MOTION CARRIED UNANIMOUSLY.

G. **Discussion, Consideration & Possible Action –** H2K Grove– BDD4 #26-000088 – Final Plat – FMS Surveying, Inc. – Located at 4519 Meade Road.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;
TO APPROVE THE H2K GROVE FINAL PLAT SUBJECT TO A NOTE ON THE PLAT STATING THAT LOTS ARE NOT ELIGIBLE UNDER SECTION 8 OF THE RULES, REGULATIONS, & GUIDELINES.
MOTION CARRIED UNANIMOUSLY.

H. **Discussion, Consideration & Possible Action –** Brazoria County Expressway Phase 2 – BDD4 #26-000078 – Final DIA - KCI Technologies, Inc. – Located at Intersecting roadways of Rodeo Palms Parkway and CR 58 (Croix Road)

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER HERNANDEZ;
TO APPROVE THE BRAZORIA COUNTY EXPRESSWAY PHASE 2 FINAL DRAINAGE IMPACT ANALYSIS.
MOTION CARRIED UNANIMOUSLY.

I. **Discussion, Consideration & Possible Action –** Hughes Road – BDD4 #26-000042 – Final DIA - Ardurra – Located at the Intersection of Hughes Road and Pearland Parkway. (only approving portions within BDD4 jurisdiction)

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;
TO APPROVE THE HUGHES ROAD FINAL DRAINAGE IMPACT ANALYSIS – ONLY APPROVING THE PORTIONS WITHIN BDD4 JURISDICTION.
MOTION CARRIED UNANIMOUSLY.

J. Discussion, Consideration & Possible Action – Exxon Mobil Well Pads – BDD4 #26-000098 – Final Drainage Plan - JRH Engineering and Environmental Services, Inc. – Located Southwest of the intersection of Hastings Cannon Rd (CR128) and SH 35.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER HERNANDEZ;
TO APPROVE THE EXXON MOBIL WELL PADS FINAL DRAINAGE PLAN.
AMENDED MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER HERNANDEZ;
I MAKE A MOTION TO APPROVE PENDING THE DISTRICT RECEIPT AND ACCEPTANCE OF THE FOLLOWING DOCUMENTATION: DRAINAGE EASEMENT, MAINTENANCE DECLARATION, AND ACKNOWLEDGEMENT FORM.
MOTION CARRIED UNANIMOUSLY.

K. Discussion, Consideration & Possible Action – Mavis Tire Supply – BDD4 #26-000041 – Final Drainage Plan - Kimley-Horn – Located at the Southeast corner of Memorial Hermann Drive and State Highway 288 frontage road.

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;
TO APPROVE THE MAVIS TIRE SUPPLY 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. 6502 Iowa Colony Blvd., Rosharon, TX 77583 – Sacred Heart Catholic Church - #24-000017

COMMISSIONER BRENNAN RECUSED HIMSELF FROM THIS ITEM.
MOTION: COMMISSIONER FEULESS; SECOND: COMMISSIONER HERNANDEZ;
TO OPEN FOR DISCUSSION 6502 IOWA COLONY BLVD., ROSHARON, TX 77583 – SACRED HEART CATHOLIC CHURCH.
COUNSEL FOR THE DISTRICT, DIANA MILLER WITH SCHWARTZ, PAGE, AND HARDING PROVIDED COMMISSIONERS A SUMMARY OF THE SACRED HEART CATHOLIC CHURCH PROJECT COMPLIANCE HISTORY AND CURRENT STATUS OF THE DRAINAGE SYSTEM ON SITE.
MOTION: COMMISSIONER FEULESS; SECOND: COMMISSIONER HERNANDEZ;
TO OPEN THE PUBLIC HEARING FOR THIS CASE.
MARIANNE LARSON, A REPRESENTATIVE OF SACRED HEART CATHOLIC CHURCH SPOKE WITH COMMISSIONERS AND STAFF ABOUT THE PROJECT.
UPON HEARING ALL COMMENTS, COMMISSIONER FEULESS CLOSED THE PUBLIC HEARING.
MOTION: COMMISSIONER HERNANDEZ; SECOND: COMMISSIONER FEULESS;
TO GRANT A 30-DAY EXTENSION AND PLACE THIS ITEM BACK ON THE AUGUST 4, 2026 AGENDA PENDING INSPECTION.
MOTION CARRIED BY MAJORITY.

B. 3818 Joe Dr., Pearland, TX 77584 – Joe Dr. Storage Building - #26-000040

COMMISSIONER BRENNAN RECUSED HIMSELF FROM THIS ITEM.
MOTION: COMMISSIONER FEULESS; SECOND: COMMISSIONER HERNANDEZ;
TO OPEN FOR DISCUSSION 3818 JOE DR., PEARLAND, TX 77584 – JOE DR. STORAGE BUILDING.
COUNSEL FOR THE DISTRICT, DIANA MILLER WITH SCHWARTZ, PAGE, AND HARDING PROVIDED COMMISSIONERS A SUMMARY OF THE JOE DR. STORAGE BUILDING PROJECT COMPLIANCE HISTORY AND CURRENT STATUS OF THE DRAINAGE SYSTEM ON SITE.
MOTION: COMMISSIONER FEULESS; SECOND: COMMISSIONER HERNANDEZ;
TO OPEN THE PUBLIC HEARING FOR THIS CASE.
STERLING MAYNARD, A REPRESENTATIVE OF JOE DR. STORAGE BUILDING SPOKE WITH COMMISSIONERS AND STAFF ABOUT THE PROJECT.
UPON HEARING ALL COMMENTS, COMMISSIONER FEULESS CLOSED THE PUBLIC HEARING.
MOTION: COMMISSIONER FEULESS; SECOND: COMMISSIONER HERNANDEZ;
I MOVE THAT THE BOARD ASSESS A PENALTY IN THE AMOUNT OF $2,500 FOR VIOLATION OF THE DISTRICT'S RULES, REGULATIONS, & GUIDELINES SEC.1(B)(3): FAILURE TO CONSTRUCT DRAINAGE & DETENTION SYSTEMS IN STRICT COMPLIANCE WITH THE APPROVED FINAL DRAINAGE PLAN, PLUS ATTORNEY FEES WITH A TIMELINE OF 60-DAYS FROM TODAY (JULY 7, 2026).
MOTION CARRIED BY MAJORITY.

C. 3802 Joe Dr., Pearland, TX 77584 – Cullen RV Resort - #21-000065

COMMISSIONER BRENNAN RECUSED HIMSELF FROM THIS ITEM.
MOTION: COMMISSIONER FEULESS; SECOND: COMMISSIONER HERNANDEZ;
TO OPEN FOR DISCUSSION 3802 JOE DR., PEARLAND, TX 77584 – CULLEN RV RESORT.
COUNSEL FOR THE DISTRICT, DIANA MILLER WITH SCHWARTZ, PAGE, AND HARDING PROVIDED COMMISSIONERS A SUMMARY OF THE CULLEN RV RESORT PROJECT COMPLIANCE HISTORY AND CURRENT STATUS OF THE DRAINAGE SYSTEM ON SITE.
MOTION: COMMISSIONER FEULESS; SECOND: COMMISSIONER HERNANDEZ;
TO OPEN THE PUBLIC HEARING FOR THIS CASE.
STERLING MAYNARD, A REPRESENTATIVE OF CULLEN RV RESORT SPOKE WITH COMMISSIONERS AND STAFF ABOUT THE PROJECT.
UPON HEARING ALL COMMENTS, COMMISSIONER FEULESS 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 BOTH VIOLATIONS OF THE DISTRICT'S RULES, REGULATIONS, & GUIDELINES SEC.1(B)(3): DRAINAGE SYSTEMS BUILT MUST MATCH THE APPROVED FINAL DRAINAGE PLAN & SEC.19(A)(5): REMOVAL OF EXCESSIVE SILT, DEBRIS, AND

VEGETATION FROM FACILITY INFRASTRUCTURE (OUTFALL PIPE), PLUS ATTORNEY FEES.
MOTION CARRIED BY MAJORITY.

D. 10401 Broadway FM 518, Pearland, TX 77584 – CubeSmart Storage - #22-000170

MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER HERNANDEZ;
TO OPEN FOR DISCUSSION 10401 BROADWAY FM 518, PEARLAND, TX 77584 – CUBESMART STORAGE.
COUNSEL FOR THE DISTRICT, DIANA MILLER WITH SCHWARTZ, PAGE, AND HARDING PROVIDED COMMISSIONERS A SUMMARY OF THE CUBESMART STORAGE 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.
DUANE SALLIS, A REPRESENTATIVE OF CUBESMART STORAGE SPOKE WITH COMMISSIONERS AND STAFF ABOUT THE PROJECT.
UPON HEARING ALL COMMENTS, COMMISSIONER BRENNAN CLOSED THE PUBLIC HEARING.
MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;
THE BOARD ASSESS A PENALTY IN THE TOTAL AMOUNT OF $2,500, PLUS APPLICABLE ATTORNEYS' FEES FOR VIOLATIONS OF THE DISTRICT'S RULES, REGULATIONS, & GUIDELINES, SECTION 19(A): FAILURE TO ENSURE PROPER MAINTENANCE OF DETENTION FACILITIES IN ACCORDANCE WITH THE APPROVED FINAL DRAINAGE PLAN, AND IF SUCH VIOLATIONS ARE NOT CURED WITHIN 90-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 90-DAYS FROM TODAY'S DATE AND SHALL CONTINUE TO ACCRUE ON THE FIRST DAY OF EACH MONTH THEREAFTER.
MOTION CARRIED UNANIMOUSLY.

E. 18202 Timothy St., Pearland, TX 77584 – McVargo LLC - #24-000057

REPRESENTATIVES WITH MCVARGO LLC REQUESTED THIS ITEM ON THE AGENDA TO AMEND THE ACTION PLAN SCHEDULE AND THE ABATEMENT OF RECURRING PENALTIES.
STAFF PROVIDED COMMISSIONERS WITH A SUMMARY AND UPDATE ON THE ENFORCEMENT STATUS OF THIS ITEM.
DOUG MCKREAKEN SPOKE ON BEHALF OF MCVARGO LLC AND PROVIDED COMMISSIONERS AN UPDATE.
MOTION: COMMISSIONER BRENNAN; SECOND: COMMISSIONER FEULESS;
I MAKE A MOTION THAT MCVARGO LLC SUBMIT A DRAINAGE PLAN AND RECEIVE BOARD APPROVAL BY THE AUGUST 2026 MEETING AND INCLUDE WITH THAT APPROVAL A 4-MONTH EXTENSION TO THEIR CURRENT ACTION PLAN.
MOTION CARRIED UNANIMOUSLY.

IX. ADJOURN

COMMISSIONER BRENNAN CALLED FOR ADJOURNMENT AT 10:52 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

July 07, 2026

Attending Regular Meeting No. 07, held by Commissioners of Brazoria Drainage District No. 4.

NAME	BUSINESS AFILIATION
Adrian Garza	BDD4
Faith Buhs	Dunaway Associates
Duane Sallis	City of Manvel
Sarah Romero	Sacred Heart Catholic Church
Frank Rynd	Sacred Heart Catholic Church
Marianne Larson	Sacred Heart Catholic Church
Fr Trung Nguyen	Sacred Heart Catholic Church
Mitchell Mayard	Kimley-Horn
Jennie Edmonson	BDD4
Adam & Austin Hill	Sterling Builders

Adrian Hernandez
Commissioner

Jeffrey Brennan
Commissioner

Scott Feuless
Commissioner

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July 07, 2026

Attending Regular Meeting No. 07, held by Commissioners of Brazoria Drainage District No. 4.

NAME	BUSINESS AFILIATION
Jason Dyer	BDD4
Sal Ayan	BDD4
Doug McBreaker	McVargo LLC

Adrian Hernandez
Commissioner

Jeffrey Brennan
Commissioner

Scott Feuless
Commissioner

BRAZORIA DRAINAGE DISTRICT #4

PUBLIC COMMENT FORM
OPEN MEETING DATE: 7-7-26

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: Duane Sallis (CubeSmart)

Address: 10101 Broadway FM518 Pearland, TX

Phone: 954-703-9174

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

Review our corrective action plan and timeline and civil penalties

BRAZORIA DRAINAGE DISTRICT #4

PUBLIC COMMENT FORM
OPEN MEETING DATE: 7/7/25

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.

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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: Marianne Larson

Address: 6502 Cty Rd 48

Phone: 281-489-8720

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

Topic VIII (A)
Remediation & Future Maintenance Plan for 6502 Iowa Colony Blvd, Rosharon TX pursuant to plans developed ~~by~~ in consultation with Patrick Thompson.

BRAZORIA DRAINAGE DISTRICT #4

PUBLIC COMMENT FORM
OPEN MEETING DATE: _____

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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: Sarah Romero / Frank Rynd

Address: 1700 San Jacinto

Phone: 713-652- 8278 / 6287

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

Agenda item VIII (A)
- Attorneys appearing on behalf of Sacred Heart Church and assisting speaker Marianne Larson

BRAZORIA DRAINAGE DISTRICT #4

PUBLIC COMMENT FORM
OPEN MEETING DATE: 07/07/2026

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.

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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: Faith Butts

Address: 3200 Wilcrest Dr, Houston TX

Phone: 832 742 0084

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

I would like to address the Board on variance request VI.B on for 3520 Stevenson Rd. I am available to answer any questions the Board has regarding the variance.