

Planning Commission Minutes

February 3, 2025 Meeting

Planning Commission meeting was called to order at 6:02 PM by Chairman Denny Burnside.

Members present were Denny Burnside, Reuben Reyes, Leroy Stavinoha, Jim Sivils, John Roberts and Sharon McElrath.

Visitors present were Jeremy Davis, Jim Grover, McKenzie Lutton and Crystal Bautista.

A motion from Jim Sivils, seconded by Denny Burnside was made for approval of the minutes from the January 6, 2025 meeting; motion approved.

A discussion for consideration and action was held regarding Preliminary Plat for Magnolia Trails. This Preliminary Plat consists of 60.057 acres of land located on Colony Road., south of the intersection of SH 36 and Needville Fairchild Road, within the City's extraterritorial jurisdiction. This plat creates one hundred twenty-four (124) single family residential lots that are 90 feet by 130 feet deep (approximately 11,700 square feet) or larger. A motion was made by Jim Sivils and seconded by Denny Burnside to request conditional approval subject to all comments recommended by Kaluza Inc. Motion approved.

A discussion for consideration and action was held regarding Final Plat of August Meadows Section 1. This Final Plat consists of 31.704 acres of land located on Altimore Road, northwest of the intersection of FM 1236 and Alitmore Road, within the city limits. This Plat creates eighty-six (86) single family residential lots that are 50 and 60 feet by 120, 127 feet deep (approximately 6,000 square feet) or larger. Commissioners AGAIN would like to request the Developer's Agreement for review PRIOR to consideration of such plats. Jim Sivils made a motion to recommend approval based on comments recommended by Kaluza Inc. Denny Burnside seconded the motion; motion approved with 5 ayes and one nay.

A discussion for consideration and action was held regarding a variance request by Claycomb Associates to Needville Municipal Ordinance Sec 14-19 to allow Needville Independent School District (NISD) to utilize previously adopted technical codes for building design criteria. Sharon McElrath made a motion to request the variances be specific sections of the technical codes that impact their designs rather than a blanket variance. Ruben Reyes seconded the motion. Motion approved.

A discussion for consideration and action was held regarding a variance request by Alpha Design to Needville Municipal Ordinance Sec. 78-83 to remove an existing 18-foot wide driveway and replace with a 20-foot wide driveway to serve a proposed residential home at 14120 School Street. Jim Sivils made a motion to recommend the variance. Ruben Reyes seconded the motion. Motion approved.

Denny Burnside made a motion that was seconded by Jim Sivils to adjourn the meeting at 6:47 PM. Motion approved.



Denny Burnside

Chairman



Sharon McElrath

Secretary