

Planning Commission Minutes

April 7, Meeting

Planning Commission meeting was called to order at 6:00 PM by Chairman Denny Burnside.

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

Visitors present were Jeremy Davis, Mayor Chad Nesvadba, JC Hernandez, and Crystal Bautista.

A motion from Reuben Reyes, seconded by Denny Burnside was made for approval of the minutes from the March 3, 2025 meeting; motion approved.

A discussion for consideration and action was held regarding a Minor Plat for Ward Subdivision. This Plat consists of 9.3475 acres of land located on Old Needville Fairchild Street, west of Padon Road, within the City of Needville ETJ. This Plat creates one (1) commercial lot that is 523.52 feet by 796.75 feet (approximately 407,176 square feet). A motion was made by Sharon McElrath to recommend conditionally approving the referenced plat subject to all comments by Kaluza Inc. The motion was seconded by Jim Sivils. Motion approved.

A discussion for consideration and action was held regarding a Final Plat for Magnolia Trails Subdivision. This Plat consists of 60.057 acres of land located on Colony Road, south off the intersection of SH 36 and Needville Fairchild Road, with in the City limits. 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 to recommend conditionally approving the referenced plat subject to all comments by Kaluza Inc. The motion was seconded by Denny Burnside. Motion approved

Sharon McElrath made a motion that was seconded by Denny Burnside to adjourn the meeting at 6:08 PM. Motion approved.

Denny Burnside

Sharon McElrath

Chairman

Secretary

April 7, 2025

To: City of Needville Mayor and Council

RE: Minor Plat for Ward Subdivision

The Commission recommends conditional approval of the Minor Plat for Ward Subdivision subject to all comments recommended by Kaluza Inc. This Plat consists of 9.3475 acres of land located on Old Needville Fairchild Street, west of Padon Road, within the City of Needville ETJ. This Plat creates one (1) commercial lot that is 523.52 feet by 796.75 feet (approximately 407,176 square feet).

RE: Final Plat for Magnolia Trails Subdivision

The Commission recommends conditional approval of the Final Plat for Magnolia Trails Subdivision subject to all comments recommended by Kaluza Inc. This Plat consists of 60.057 acres of land located on Colony Road, south off the intersection of SH 36 and Needville Fairchild Road, within the City limits. 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).

Thank you for your consideration.

City of Needville Planning Commission