

**City of Needville**  
**9022 Main Street, Needville, TX 77461**

**PLANNING COMMISSION MEETING**  
**Monday, May 4, 2026**  
**6:00 PM**

**PLANNING COMMISSION AGENDA**

1. Call to order
2. Public Comment
3. Approval of minutes for April 6, 2026 meeting minutes
4. Consideration and take action on a variance request for an exemption from the platting procedure as described in Sec. 78-6(4).
5. Consideration and take action on a variance request from St. Paul's Presbyterian Church for setback requirements as described in Sec. 78-84(1).
6. Consideration and take action on a variance request from McDonald's LED sign requirements as described in Sec 66-7(1).b.1
7. Consideration and take action on a variance request for Magnolia Trails monument signs. The request consists of a variance from the subdivision design standards section 66-5 regarding the height and location of monuments.
8. Consideration and take action on a preliminary plat for Wild Oak Section 4. This Preliminary Plat consists of 28.17 acres of land located on Old Needville-Fairchilds Road, west of Padon Road, within the City Limits. This Plat creates forty-four (44) single family residential lots that are typically 70 feet wide by 130 feet deep (approximately 9,100 square feet), with lot depths ranging from 124 to 168 feet. The Plat includes five (5) reserves totaling approximately 14.16 acres, with Restricted Reserve "B" ( $\pm$ 13.16 acres) designated as Drainage/Detention.
9. Consideration and take action on a preliminary plat for Wild Oak Section 5. This Preliminary Plat consists of 19.91 $\pm$  acres of land located along Old Needville Fairchild Road (100' R.O.W.), out of the H&TC RR Co Survey, A-223, Fort Bend County, Texas. This Plat creates sixty-three (63) single-family residential lots (60' x 130' typ.) and two (2) Reserves in four (4) blocks.

10. Consideration and take action on a preliminary plat for Wild Oak Section 6. This Preliminary Plat consists of 24.00± acres of land out of the H&TC RR Co. Survey, A-223, Fort Bend County, Texas, situated within the City Limits of the City of Needville. This Plat creates seventy-eight (78) single-family residential lots that are generally 60 feet wide by 130 feet deep (approximately 7,800 square feet) in five (5) blocks, along with four (4) restricted reserves as shown in the Land Use Table.

11. Consideration and take action on a preliminary plat for Wild Oak Section 7. This Preliminary Plat consists of 10.33± acres of land located along Padon Road, out of the H&TC RR Co Survey, A-223, Fort Bend County, Texas. This Plat creates twenty-six (26) single-family residential lots (70' x 130' typ.) and two (2) Reserves in two (2) blocks.

12. Consideration and take action on a preliminary plat for Wild Oak Section 8. This Preliminary Plat consists of 48.1± acres of land located along Padon Road and Needville Fairchilds Road, out of the H&TC RR Co Survey, A-223, Fort Bend County, Texas. This two-sheet Plat creates sixty (60) single-family residential lots (100' x 150' typ.) and seven (7) Reserves in five (5) blocks.

13. Consideration and take action on a preliminary plat for Wild Oak Water Plant. This Plat consists of approximately 1.34 acres of land located at the intersection of Old Needville Fairchild Road and Padon Road, within the City's extraterritorial jurisdiction. The plat creates one reserve designated for a water plant facility.

14. Adjourn Meeting

**A quorum of the City Council of Needville may be present**

**I certify that a copy of the May 4, 2026, agenda of items to be considered by the Needville Planning Commission was posted on the City Hall bulletin board and on the city website at least 3 business days before the scheduled time of the meeting.**

**Dated and posted at 4:30 pm on April 27, 2026.**

Crystal Harvey-Bautista

**Crystal Harvey-Bautista  
For the City of Needville**