

## Planning Commission Minutes

April 6, 2026 Meeting

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

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

Visitors present were Jacob Guerreo-Meta, Jeremy Davis and Crystal Bautista.

A motion by Denny Burnside seconded by Sharon McElrath, was made for approval of the minutes from the March 2, 2026, meeting; Motion Approved.

Consideration and action was taken on a General Plan for Wild Oak Estates. A motion was made by Denny Burnside and seconded by Sharon McElrath to recommend conditional approval based on engineer's comments. Motion Approved.

Consideration and action was taken on a on a preliminary plat for Wild Oak Street Dedication. This Plat creates a street dedication for Wild Oak Estates Boulevard. A motion was made by Sharon McElrath and seconded by Leroy Stavinoha to recommend conditional approval based on engineer's comments. Motion Approved.

Consideration and action was taken on a on a preliminary plat for Wild Oak Section 1. This Plat creates one-hundred and three (103) single family residential lots that are 60 and 67 feet by 130, 140, and 135 feet deep (approximately 7,800 square feet) or larger. A motion was made by Denny Burnside and seconded by Sharon McElrath to recommend conditional approval based on engineer's comments. Motion Approved.

Consideration and action was taken on a on a preliminary plat Wild Oak Section 2. This Plat creates fifty-one (51) single family residential lots that are 70 and 101 feet by 130, 140 feet deep (approximately 9,100 square feet) or larger. A motion was made by Denny Burnside and seconded by John Roberts to recommend conditional approval based on engineer's comments. Motion Approved.

Consideration and action was taken on a on a preliminary plat Wild Oak Section 3. This Plat creates ten (10) single family residential lots that are 100 feet by 150 and 170 feet deep (approximately 15,000 square feet) or larger. A motion was made by Sharon McElrath and seconded by Denny Burnside to recommend conditional approval based on engineer's comments. Motion Approved.

Consideration and action was taken on a variance for Needville ISD Elementary School #3. This is a variance to the Needville parking regulations in the code of ordinances Sec. 14-429. A motion was made by Denny Burnside and seconded by John Roberts to recommend the variance be granted, Motion approved (one abstained).

The Planning Commission received a presentation by Jeremy Davis on the Water and Wastewater Utility Master Plan for the City of Needville.

Denny Burnside called to adjourn the meeting at 6:59 PM.



Denny Burnside

Chairman



Sharon McElrath

Secretary