

A Public Hearing was held on May 27, 2025, in the Groves City Council Chamber with Mayor Chris Borne, Mayor Pro Tem Pete Konidis, Councilmember Mark McAdams, Councilmember Brandon Holmes, and Councilmember Rae Shauna Gay in attendance.

Mayor Borne called the meeting to order at 6:14 p.m. and read the notice of the meeting as follows: "Notice is hereby given that a Joint Public Hearing between City Council Members and the Planning and Zoning Commissioners will be held on Tuesday, May 27, 2025, directly following the regular City Council Meeting at 5:00 p.m. at 3947 Lincoln Avenue, Groves, Texas request by business owners for listed herein:

To consider a request from Mr. Brett Smith, granting him a Specific Use Permit for an apartment project at 5500 39th St., TRS 1&2 OF E ½ L5 BLK 6 RG E PALCO & LTS 12 TR 23-58 RIDGELAWN 9.704 AC."

Mayor Borne asked if Mr. Brett Smith could speak on the project. Mr. Smith stated that he is from the area and has always wanted to see Groves do well. He then said that this particular property has been a cancer for the last 13 or 14 years. He wants to tear down the old hospital and build luxury apartments there. Mr. Smith stated he is working with the same people who built the luxury RV Park down the road, so you know the apartments will be nice.

Mayor Borne asked the Council if they had any questions. Mayor Pro Tem Konidis asked Mr. Smith to explain what exactly he wanted to put up there. Mr. Smith stated that there would be 204 units, the entrance and exit would be on Hwy 73, they would be gated with an 8-10-foot fence, 24-hour security, a swimming pool, a weight room, a dog park, and some handicapped/senior apartments in the back. Mr. Smith also stated that all apartments will be at least 1,000 square feet and all city codes will be met. Mayor Pro Tem Konidis asked Public Works Director Troy Foxworth if these apartments would burden our City's infrastructure. Mr. Foxworth stated that he was worried about the sewer line, but this sewer would run to the North Plant service area, and the apartments would be less of a burden than the former hospital. Councilmember McAdams asked Chief Billeaud if this would give first responders adequate egress, and Chief Billeaud stated that he hasn't seen any drawings with the dimensions, but whoever designed it should have looked at the local fire code. City Manager Kevin Carruth noted that it would be part of the process for the plan review.

Mr. Smith stated that there will be an entrance/exit strictly for the Fire Department. Mayor Borne asked that when this comes back to the Council, he would like to see some estimated values for water/wastewater. Mayor Borne then wondered if we would foresee any cost to the City for infrastructure repair, or any additional cost that could come to us if this project were to be allowed. City Manager Kevin Carruth stated that he doesn't foresee any hard costs for the City, but there would be incremental costs for city services to serve the additional population. Councilmember McAdams asked if there were any other plans for any buildings in the front, and Mr. Smith stated that they were not at this time. Mr. Smith also noted that DD7 informed them that everything looked okay on their end. There were no further questions from the Council.

Mayor Borne then asked for questions from the Planning and Zoning Committee. Mr. Campise asked if they would have an ingress and egress with two separate entrances for emergency vehicles, and Mr. Smith stated they were. Mayor Borne commended the Planning and Zoning Committee for the details they provided at their original meeting. Planning and Zoning

Committee then asked if any of the structures are butting up to the 5 ½ foot minimum to a property line, and Mr. Smith stated that they are not, and he wants to pull away. Mayor Borne then said that for commercial use, it is 10 feet.

Mayor Borne then asked for property owners within 200 feet who wished to speak in support of the request. There were none.

Mayor Borne then asked for property owners within 200 feet who wished to speak against the request. There were none.

Mayor Borne then asked if any Groves citizens would speak in support of the request. Mike Cappadonna at 2930 Terrace Avenue stated he thinks it's tough to ignore the opportunity to receive good revenue for the City. There were no other comments.

Mayor Borne asked if any Groves citizens wished to speak against the request. Dawn Buffington of 3729 Franklin Avenue stated she is concerned about what this will do to the house she just bought a year ago. Ms. Buffington stated that she has gone through this before in Atlanta, where it brought her property value down and also caused problems with water and sewer. There were no other comments.

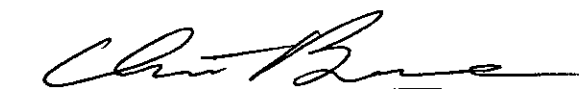
Mayor Borne then stated that no action would be taken at this meeting. The Planning and Zoning Commission would meet independently and submit a recommendation to the City Council. The final determination of the request would be made at a future City Council meeting.

There were no other comments, and the meeting was adjourned at 6:34 p.m.

ATTEST:



City Clerk



Mayor

