

**CITY OF GROVES
PLANNING AND ZONING COMMISSIONERS WORKSHOP
APRIL 21, 2025
MINUTES**

The City of Groves Planning and Zoning Commissioners Met in The Public Works Building, 4925 McKinley, Monday, April 21, 2025 at 5:00 PM To Consider the Request for The Property Listed Herein.

Deliberate and Consider a Request for a Specific Use Permit for Apartment Projects by Mr. Brett Smith @ 5500 39th ST., TRACKS 1 & 2 OF EAST 1 & 2 LOT 5 BLOCK 6 RANGE E PALCO & LOTS 12 TRACK 23-58 RIDGELAWN 9.704 ACRES

Chairman Pacetti Called the Meeting to Order At 5:00 PM and Called for a Roll Call. Let The Record Show a Quorum Was Met.

1. Act To Approve the Planning and Zoning Commissioners Minutes of March 3, 2025 as written.
2. Deliberate and Consider a Request for a Specific Use Permit for Apartment Projects by Mr. Brett Smith @ 5500 39th St., TRACKS 1 & 2 OF EAST 1/2 LOT 5 BLOCK 6 RANGE E PALCO & LOTS 12 TRACK 23-58 RIDGELAWN 9.704 ACRES.

Members Present: Rodney Pacetti (Chairman), Craig Plokhoo, Don Pedraza (Building Official), Chris Crain, Lynnette Baaheth, Michael Campise (Secretary), Pete Konidis (Ex Officio)
Guest Present: Brett Smith (Owner), Mayor Borne, Brandon Monk (City Attorney), Jerry Mitchell (Soutex Surveyors- Engineer)

ITEM OF NEW BUSINESS

Chairman Pacetti Called for a Motion and Second to Approve the Planning and Zoning Commissioners Minutes of March 3, 2025 as Written. Commissioner Pacetti made the Motion to Accept the March 3, 2025 Planning & Zoning Commissioners Minutes as written. Commissioner Plokhoy Seconded. Motion Passed Unanimously.

DELIBERATE AND CONSIDER A REQUEST FOR A SPECIFIC USE PERMIT FOR APARTMENT PROJECTS BY MR. BRETT SMITH @ 5500 39TH ST., TRACKS 1 & 2 OF EAST 1/2 LOT 5 BLOCK 6 RANGE E PALCO & LOTS 12 TRACK 23-58 RIDGELAWN 9.704 ACRES.

Chairman Pacetti Called for a Motion and Second to Deliberate and Consider the Request for A Specific Use Permit for Apartment Projects by Mr. Brett Smith @ 5500 39th St., TRACKS 1 & 2 OF EAST 1 & 2 LOT 5 BLOCK 6 RANGE E PALCO & LOTS 12 TRACK 23-58 RIDGELAWN 9.704 ACRES.

Commissioner Plokhoo made the Motion to Deliberate and Consider the Request for A Specific Use Permit for Apartment Projects by Mr. Brett Smith @ 5500 39th St., TRACKS 1 & 2 OF EAST 1 & 2

**LOT 5 BLOCK 6 RANGE E PALCO & LOTS 12 TRACK 23-58 RIDGELAWN 9.704 ACRES.
Commissioner Crain Second. Motion Passed Unanimously. Discussions Followed.**

Chairman Pacetti Called for a Motion and Second to Accept the Request for A Specific Use Permit for Apartment Projects by Mr. Brett Smith @ 5500 39th St., TRACKS 1 & 2 OF EAST 1 & 2 LOT 5 BLOCK 6 RANGE E PALCO & LOTS 12 TRACK 23-58 RIDGELAWN 9.704 ACRES and Send it to the City Council to Schedule a Joint Public Hearing.

Commissioner Crain made the Motion to Accept the Request for A Specific Use Permit for Apartment Projects by Mr. Brett Smith @ 5500 39th St., TRACKS 1 & 2 OF EAST 1 & 2 LOT 5 BLOCK 6 RANGE E PALCO & LOTS 12 TRACK 23-58 RIDGELAWN 9.704 ACRES. Commissioner Plokhoo Second. Motion Passed Unanimously. Discussions Followed.

Adjourn: 5:50PM