

**CITY OF GROVES**  
**PLANNING AND ZONING COMMISSION WORK SESSION**  
**MONDAY, AUGUST 4, 2025**  
**MINUTES**

The City of Groves Planning and Zoning Commission Met in the Public Works Building, 4925 Mckinley, Monday, August 4, 2025, 6:00 PM To Consider the Request for the Property Listed Herein.

1. Act To Approve the Planning and Zoning Commission Minutes of June 16, 2025, As Written.
2. Deliberate and Consider the Request for a Request from Jorge Mancilla Jr for a Specific Use Permit for, "The Carter Residences-Apartment Project," at 2238 Main Avenue, Legal Description, Lot 19, Track 1, 125' x 290', Warren Addition, Number 2, .8314 Acre.

Chairman Plokhooy Called the Meeting to Order at 6:00 PM and Called for a Roll Call. Let the Records Indicate a Quorum Was Met.

Members Present: Chairman Plokhooy, Co-Chairman Chris Crain, Michael Campise (Secretary), Brette Hagedorn (Alt), Charles Chelette (Alt), (Building Official) Don Pedraza, (Ex Officio) Pete Konidis.

Absent: Rodney Pacetti, Lynnette Baaheth

Guest Present: Joe Pattie (AWC Engineer), Mayor Borne

**ITEM OF NEW BUSINESS**

Chairman Plokhooy Called for a Motion and Second to Approve the Planning and Zoning Commissioners Minutes of June 16, 2025. Commissioner Campise Made the Motion to Approve June 16, 2025, Planning & Zoning Commissioners Meeting Minutes as Written. Commissioner Crain Seconded. Chairman Plokhooy Called for Discussion and There Were None. Chairman Plokhooy Called for a Vote, Vote Was Unanimous, Motion Carried.

**DELIBERATE AND CONSIDER A REQUEST FOR A SPECIFIC USE PERMIT FROM JORGE MANCILLA JR FOR, "THE CARTER RESIDENCES-APARTMENT PROJECT," AT 2238 MAIN AVENUE,**

Chairman Plokhooy Called for a Motion and Second to Deliberate and Consider the Request from Jorge Mancilla Jr for a Specific Use Permit for, "The Carter Residences-Apartment Project," at 2238 Main Avenue, Legal Description, Lot 19, Track 1, 125' x 290', Warren Addition Number 2, .8314 Acres.

Commissioner Campise Made the Motion to Accept the Request from Jorge Mancilla Jr for a Specific Use Permit for "The Carter Residences-Apartment Project," at 2238 Main

**Avenue, Legal Description, Lot 19, Track 1, 125' x 290', Warren Addition Number 2, .8314. Commissioner Crain Second. Chairman Plokhooy Called for a Vote, Vote Was Unanimous, Motion Carried. Discussions Followed.**

**NOTE: Joe Pattie with AWC Engineer will Provide a Letter from DD 7 Indicating a Retention Pond Will Not Be Required. Drainage will be Underground.**

**NOTE: Joe Pattie will Provide the Sewer Flow Calculations**

**NOTE: ARTICLE IX. - SUPPLEMENTARY DISTRICT REGULATIONS AND EXCEPTIONS. Sec. 9-900. - Parking and off-street loading areas. Site Plan Shows Parking Spaces 9' x 18.5'. Required 9" x 20".**

**Chairman Plokhooy Called for a Motion and Second to Accept the Request from Jorge Mancilla Jr for a Specific Use Permit for, "The Carter Residences-Apartment Project," at 2238 Main Avenue, Legal Description, Lot 19, Track 1, 125' x 290', Warren Addition Number 2, .8314 Acres and Send It to City Council for Their Approval.**

**Commissioner Crain Made the Motion to Accept the Request from Jorge Mancilla Jr for a Specific Use Permit for, "The Carter Residences-Apartment Project," at 2238 Main Avenue, Legal Description, Lot 19, Track 1, 125' x 290', Warren Addition, Number 2, .8314 Acres and Send It to City Council for Their Approval. Commissioner Campise Second. Chairman Plokhooy Called for A Vote, Vote Was Unanimous, Motion Carried.**

**Chairman Plokhooy Asked If There Was Any New Business. None Was Given.**

**With No Further Business,**

**Adjourn 6:45pm.**

