

**CITY OF GROVES
PLANNING AND ZONING COMMISSION MEETING
MONDAY, JUNE 16, 2025
MINUTES**

The City of Groves Planning and Zoning Commission Met in The Public Works Building, 4925 Mckinley, Monday, June 16, 2025, 5:00 PM To Consider the Request for the Property Listed Herein.

- 1. Act To Approve the Planning and Zoning Commissioners Minutes of June 2, 2025 as written.**
- 2. Deliberate and Consider the Replat for Neches Reality LLC., Property at 5931 Alabama Avenue, Legal Description Track 19-A, 19-B, 19-C, 19-D & 19-E 1.522 Acres of Land Replat of All of Lots Block 2, Dixie Gardens, City of Groves, Jefferson County, Tx.**

Chairman Plokhooy Called the Meeting to Order at 5:10pm. Called for a Roll Call. Let the Records Indicate a Quorum Was Met.

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

Absent: Lynnette Baaheth, (Ex Officio) Pete Konidis.

Guest Present: Griffin Abshire (Neches Realter, Co-Owner)

ITEMS OF NEW BUSINESS

Chairman Plokhooy Called for a Motion and Second to Approve the Planning and Zoning Commission Minutes of June 2, 2025. Commissioner Campise Made the Motion to Approve the June 2, 2025 Planning & Zoning Commission Meeting Minutes as Written. Commissioner Crain Seconded. Chairman Plokhooy Called for Discussions. Chairman Plokhooy Called for a Vote, Vote Was Unanimous, Motion Carried.

DELIBERATE AND CONSIDER A REQUEST FOR THE REPLAT FOR NECHES REALITY LLC., PROPERTY AT 5931 ALABAMA AVENUE, LEGAL DESCRIPTION TRACK 19-A, 19-B, 19-C, 19-D & 19-E 1.522 ACRES OF LAND REPLAT OF ALL OF LOTS BLOCK 2, DIXIE GARDENS, CITY OF GROVES, JEFFERSON COUNTY, TX

Chairman Plokhooy Called for a Motion and Second to Deliberate and Consider the Replat for Neches Reality LLC., Property at 5931 Alabama Avenue, Legal Description Track 19-A, 19-B, 19-C, 19-D & 19-E 1.522 Acres of Land Replat of All of Lots Block 2, Dixie Gardens, City of Groves, Jefferson County, Tx.

Commissioner Pacetti Made a Motion to Deliberate and Consider the Replat for Neches Reality LLC., Property at 5931 Alabama Avenue, Legal Description Track 19-A, 19-B, 19-C, 19-D & 19-E 1.522 Acres of Land Replat of All of Lots Block 2, Dixie Gardens, City of Groves, Jefferson County, Tx. Discussions Followed. Commissioner Crain Second. Chairman Plokhooy Called for a Vote, Vote Was Unanimous, Motion Carried. Discussions Followed.

Chairman Plokhooy Called for a Motion and Second to Accept the Replat for Neches Reality LLC., Property at 5931 Alabama Avenue, Legal Description Track 19-A, 19-B, 19-C, 19-D & 19-E 1.522 Acres of Land Replat of All of Lots Block 2, Dixie Gardens, City of Groves, Jefferson County, Tx., and send it to City Council for Approval.

Commissioner Pacetti Made a Motion to Accept the Replat for Neches Reality LLC., Property at 5931 Alabama Avenue, Legal Description Track 19-A, 19-B, 19-C, 19-D & 19-E 1.522 Acres of Land Replat of All of Lots Block 2, Dixie Gardens, City of Groves, Jefferson County, Tx. and send it to City Council for Approval. Chairman Plokhooy Second. Chairman Plokhooy Called for a Vote, Vote Was Unanimous, Motion Carried.

- Note: Track 19-F Was Left Off of The Soutex Surveyors' Survey Title. Griffin Abshire Will Make the Correction Before the Next City Council Meeting**

Chairman Plokhooy Asked If There Was Any Further Business. None Was Given.

With No Further Business,

Adjourn 5:21pm.