

**CITY OF GROVES
PLANNING AND ZONING COMMISSION MEETING
JUNE 2, 2025
MINUTES**

The City of Groves Planning and Zoning Commission Met in The Public Works Building, 4925 Mckinley, Monday June 2, 2025 at 5 PM to Consider the Request for The Property Listed Herein.

Deliberate and Consider the Request from Mr. Brett Smith, granting him a Specific Use Permit for an Apartment Project @ 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 Plokhooy Called the Meeting to Order at 5 PM and Called for a Roll Call. Let The Records Show a Quorum Was Met.

1. Act to Approve the Planning and Zoning Commission Minutes of May 27, 2025 as Written.
2. Deliberate and Consider a Request from Mr. Brett Smith, granting him a Specific Use Permit for an Apartment Project @ 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: Craig Plokhooy (Chairman), Chris Crain (Co-Chairman), Michael Campise (Secretary), Lynnette Baaheth, Charles Chelette (Alt), Don Pedraza (Building Official).

Members Absent: Rodney Pacetti, Brette Hagedorn (Alt)

Guest Present: Pete Konidis (Ex Officio), Councilmember Brandon Holmes, Brett Smith (Owner of Property) Jerry Mitchell (Engineer) Soutex.

ITEM OF OLD BUSINESS

Chairman Plokhooy Called for a Motion and Second to Approve the Planning and Zoning Commission Minutes of May 27, 2025 as Written. Commissioner Crain made the Motion to Accept the May 27, 2025 Planning & Zoning Commission Minutes as Written. Chairman Plokhooy Seconded. Motion Passed Unanimously.

Chairman Plokhooy Called for a Motion and Second to Untable the Request for a Specific Use Permit for an Apartment Project 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 Campise made the Motion to Untable the Request from Mr. Brett Smith, Granting Him a Specific Use Permit for an Apartment Project @ 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.

Deliberate and Consider a Request from Mr. Brett Smith, granting him a Specific Use Permit for an Apartment Project @ 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 Plokhooy Called for a Motion and Second to Deliberate and Consider the Request for a Specific Use Permit for an Apartment Project 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 Campise made the Motion to Deliberate and Consider a Request from Mr. Brett Smith, granting him a Specific Use Permit for an Apartment Project @ 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 Plokhooy Second. Motion Passed Unanimously. Discussions Followed.

Chairman Plokhooy Called for a Motion and Second to Accept the Request for a Specific Use Permit from Mr. Brett Smith, granting him a Specific Use Permit for an Apartment Project @ 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 City Council for Approval.

We found that Brett Smith (Property Owner) did not meet the following: Jerry Mitchell (Engineer) Soutex, Will Have the Information Available at the City Council Meeting Monday June 9, 2025.

ARTICLE X. - ADMINISTRATION AND ENFORCEMENT

Sec. 10-900. Apartment Projects and/or Condominium Projects.

10-903 The Developer of an Apartment Project and/or Condominium Project Shall Comply with the Following Provisions in Preparing the Site Plan and Typical Floor

Plan for the Project:

(3) Building Area: The Maximum Ground Floor Building Area Shall Not Exceed Thirty (30) Per Cent of the Gross Area of the Lot or Tract of Land.

Commissioner Campise made a Motion to Accept the Request for a Specific Use Permit from Mr. Brett Smith, granting him a Specific Use Permit for an Apartment Project @ 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 City Council for Approval. Chairman Plokhooy Second. Motion Passed Unanimously.

Adjourn: 5:48 PM

