

A Joint Public Hearing was held April 24, 2023, in the Groves City Council Chamber with the following councilmembers present: Mayor Chris Borne, Mayor Pro Tem Mark McAdams, Councilmember Rhonda Dugas, Councilmember Paul Oliver and Councilmember Rob Vensel. Planning and Zoning Commission members present were Rodney Pacetti, Craig Plokhoo, Chris Crain, Lynnette Baaheth and Building Official Don Pedraza.

Mayor Borne called the meeting to order at 5:40 p.m., reading the Notice of Public Hearing as follows: "Notice is hereby given that a Joint Public Hearing between City Councilmembers and Planning & Zoning Commissioners will be held on Monday, April 24, 2023, directly following the regular City Council meeting, which begins at 5:00 pm at 3947 Lincoln Avenue. Request by owner for the property listed herein. To consider a rezoning request from Luis Espinoza for 5589 Gulfway Drive, TRACT 19-A 1.430 (CALLED 1.4302) ACRES OF LAND REPLAT OF ALL OF LOT 19 & PART OF LOTS 18 & 20 ORANGE ACRES ADDITION. The request will rezone said property from R-2 ONE & TWO FAMILY RESIDENCE DISTRICT and C-1 RETAIL BUSINESS DISTRICT to C-3 GENERAL HEAVY COMMERCIAL DISTRICT. This meeting is a Joint Public Hearing in compliance with the rezoning ordinance of the City of Groves."

Mayor Borne asked Mr. Espinoza if he would like to address the Council with his request. Mr. Espinoza stated that he opened his company three years ago and he loves being in Groves. Mr. Espinoza also stated that he has done a lot of work in cleaning up around his business of stuff that was left from the previous owner. Mr. Espinoza is looking to be able to park his dump trucks at his place of business and stressed that it would be for parking only and there would be no maintenance done to the trucks there.

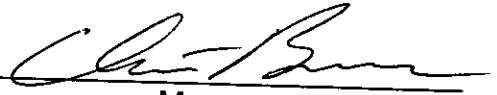
Mayor Borne asked for questions/comments from the Council and Councilmember Oliver asked if there is currently a shop there and Mr. Espinoza stated not at the moment but he is working on his site plans. Councilmember Vensel then asked Building Official Don Pedraza if they are allowed to park on that property without having facilities and Mr. Pedraza stated he can. Mr. Pedraza also stated that Mr. Espinoza does not currently have a building he does have future plans for a warehouse. Councilmember Oliver then asked if they are parking dump trucks on the property then will they possibly have any kind of hazardous material sitting in those dump trucks. Mr. Espinoza stated that none of their materials are hazardous but the dump trucks will be emptied before being parked on the property. Councilmember Dugas then asked if fencing will be required between his property and residential property and Mr. Espinoza stated that they already have a wooden fence in the back. Mr. Pedraza also stated that they do have a chain link fence also around the property but will still have to put some type of screening also. Councilmember Paul Oliver asked if Mr. Espinoza has a schedule of when he may be able to complete his building and Mr. Espinoza stated that he is looking to start construction at the beginning of the New Year. There were no further questions from Council.

Mayor Borne asked for questions/comments from the Planning and Zoning Commission. Rodney Pacetti asked Mr. Espinoza if the ingress and egress for the trucks would be off of Gulfway Drive and Mr. Espinoza confirmed that is correct.

Mayor Borne then asked if there were any property owners within 200 feet that wish to speak in favor of the request and there were none. Mayor Borne then asked if there were any property owners within 200 feet that wish to speak against the request and there were none.

Mayor Borne then asked if there were any citizens in favor of the request that would like to speak and there were none. Mayor Borne then asked if there were any citizens against the request that would like to speak and there were none.

Mayor Borne stated that no action would be taken at this meeting and that the Planning and Zoning Commission would be meeting and making a recommendation to the Council for consideration at a later date. There was no further business and Mayor Borne adjourned the meeting at 5:54 p.m.



Mayor

ATTEST:



City Clerk