

**CITY OF GROVES**  
**PLANNING AND ZONING COMMISSIONERS WORK SHOP**  
**MONDAY APRIL 15, 2024**

**MINUTES**

The City of Groves Planning and Zoning Commissioners Met in The Public Works Building, 4925 Mckinley, Monday April 15, 2024 at 6:00 Pm to Consider the Request for The Property Listed Herein.

1. To Consider the Request from Phong Hue Tat, Owner of the Property at 3522 Twin City Hwy, Groves, for a Specific Use Permit (SUP) for a Gaming Room and Gaming Machines to be located on Lot 4 Block 2, Atlantic Gardens. Property Zoned C-2 General Light Commercial in the City of Groves.
2. To consider the Request from M. John Wilson, Owner of the Property at 5235 39 St, Groves, for a Specific Use Permit (SUP) for a Gaming Room and Gaming Machines to be located on Lot 2, Track 12, Block K, RG F Palco, .6646 Acres in the City of Groves

Acting Chairman Mr. Plokhooy called the meeting to order at 6:05 pm and called for a roll call. Let the records indicate a quorum was met.

Members Present: Don Pedraza (Building Official), Chris Crain, Lynnette, Baaheth, Craig Plokhooy, Michael Campise (Alt), Rhonda Dugas (Ex Officio)

Absent: Rodney Pacetti

Guest Present: Mr. Monk (City Attorney), Pete Klonidis (City Council), Phong Hue Tat, (Owner 3522 Twin City Hwy), Mr. Wilson (Owner 5235 39 St), Mr. Fiakes (5235 39 St), Mr. Wacters (5235 39 St).

**ITEM OF OLD BUSINESS**

1. Acting Chairman Mr. Mr. Plokhooy opened the meeting to Consider the Request from Phong Hue Tat, Owner of the Property at 3522 Twin City Hwy, Groves, for a Specific Use Permit (SUP) for a Gaming Room and Gaming Machines to be located on Lot 4 Block 2, Atlantic Gardens. Property Zoned C-2 General Light Commercial in the City of Groves.
  - Discussions followed. Members found there are not enough parking spaces to accommodate 20 gaming machines.
  - Applicant has not met the City Ordinance Chapter 21 Article III Gaming & Gaming Machines Requirements. Phong Hue Tat has requested the Specific Use Permit (SUP) be withdrawn.

Acting Chairman Mr. Plokhooy called for a motion to accept the request from Phong Hue Tat to withdraw the Specific Use Permit (SUP).

**Motion by Mr. Crain, Second by Mr. Plokhooy to accept the request from Phong Hue Tat for a Specific Use Permit (SUP) be withdrawn for 3522 Twin City Hwy.**

**Acting Chairman Mr. Plokhooy called for a vote. Motion carried. Vote was unanimous.**

#### **ITEM OF NEW BUSINESS**

- 1. Acting Chairman Mr. Plokhooy asked to Consider the Request from Mr. John Wilson, Owner of the Property at 5235 39 St, Groves, for a Specific Use Permit (SUP) for a Gaming Room and Gaming Machines to be located on Lot 2, Track 12, Block K, RG F Palco, .6646 Acres in the City of Groves.**

- Discussions followed.**

**Motion by Mr. Plokhooy, Second by Mr. Crain to accept the Request for a Specific Use Permit (SUP) for a Gaming Room and Gaming Machines to be located at 3522 Twin City Hwy, in the City of Groves and send it to the City Council to set a date for a Joint Public hearing.**

**Acting Chairman Mr. Plokhooy called for a vote. Motion carried. Vote was unanimous.**

**Acting Chairman Mr. Plokhooy asked if there was any other business. None was given.**

**With no further business, Meeting was adjourned at 7:05pm.**