CITY OF GRAHAM PLANNING & ZONING COMMISSION
JANUARY 21ST, 2026

1) **Call Meeting to Order**: Chairperson Terry Bishop called the meeting to order at 8:41 A.M.
2) **Notice of Posting:** Notice of this Special Called Meeting of the Planning and Zoning Commission of the City of Graham Texas was duly posted at a place readily accessible to the public at least three business days prior to the date and time of this meeting, in accordance with the Texas Open Meetings Act.
3) **Roll Call of Members Present:**
   Board Members: Terry Bishop, Colby Kramer, Daniel Webb, Jordan Dies
   Others:
   Melinda Brown- Assistant City Manager, Randall Dawson- Building Official.
   Absent: Mickey Schoenhals
4) **Public Forum:**
5) **Staff Reports:**
   Staff updated the Commission on the construction projects withing the city limits and the EDC agreement with T&S Trip Hopper. The Commission was briefed on the Comprehensive Plan and possible zoning changes. The Commission was also briefed on a City Limits issue and the next steps to resolve the issue.

6) Consider and act to approve the minutes of the Regular Called Meeting held **November 13, 2025**.
   Motion made by Colby Kramer and seconded by Jordan Dies. Motion passed unanimously 4-0.
7) **Consider and act** to approve a replat, submitted by Robert Register, of real property located on the southwest corner of Cliff Dr. and First St. with a YCAD Property ID: 796585.**Motion made by Daniel Webb and seconded by Colby Kramer. Motion passed unanimously 4-0.**
8) **Consider and act** to allow Matt Dickey to remove a structure from 421 Oak St. and relocate it to 831 Elm Street noting that 831 Elm Street is located within Planned Development District No. 1. The Commission was advised that in the current location the structure was used as office space and would remain the same in the new location. They were also advised that the structure could meet all setback requirements set fourth by the PDD#1 ordinance. **Motion by Colby Kramer and seconded by Daniel Webb. Motion passed unanimously 4-0.**
9) **Consider and act** to approve a variance request from Shannon Potts, on behalf of the 'Young County Museum of History and Culture', for the placement of a sign on the building located at 609 Fourth Street. The Commission was advised that the proposed sign required a variance because it stuck up past the parapet wall of the building. **Motion made by Daniel Webb and seconded by Jordan Dies. Motion passed unanimously 4-0.**
10) **Adjournment: Motion made by Colby Kramer and seconded by Daniel Webb** at 9:02 a.m.