CITY OF GRAHAM PLANNING & ZONING COMMISSION
MARCH 26, 2026

1) **Call Meeting to Order**: Chairperson Colby Kramer called the meeting to order at 8:30 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: Colby Kramer, Mickey Schoenhals, Daniel Webb, Jordan Dies
   Others:
   Eric Garretty- City Manager, Melinda Brown- Assistant City Manager, Randall Dawson- Building Official, BJ Cook- Building Inspector, Mason Shirey, Guy Slimp.
   Absent: Terry Bishop
4) **Public Forum:**
5) **Staff Reports:**
   Staff updated the Commission on the construction projects withing the city limits, Upcoming events, and City Limit issues on the southwest side of Hwy 16 S.

6) Consider and act to approve the minutes of the Regular Called Meeting held **January 21, 2026. Motion made by Jordan Dies and seconded by Daniel Webb. Motion passed unanimously 4-0.**
7) **Consider and act** to approve the replat of a certain parcel bearing a physical address of 1100 Dresser Street, pursuant to a request submitted by Ironsight Holdings, a Texas Limited Liability Company (Graham, Texas); and further, recommending same to the City Council for review and approval. **Motion made by Daniel Webb and seconded by Jordan Dies. Motion passed unanimously 4-0.**
8) **Consider and act** to approve an annexation request from H Bar H Holding Company, a Texas Limited Liability Company (Graham, Texas), related to the proposed 'consent' annexation of certain real property, consisting of 1.03 acres, bearing Young Central Appraisal District Parcel ID 5773; with such tract further legally described as Tract 19A, 1338 B. Mosley, Young County, Texas, noting that the certain tract bears a physical address of 2120 State Highway 16 South. Graham, Texas, 76450; and further still, recommending same to the City Council for review and approval. **Motion by Mickey Schoenhals and seconded by Daniel Webb. Motion passed unanimously 4-0.**
9) **Consider and act** to approve an annexation request from H Bar H Holding Company, a Texas Limited Liability Company (Graham, Texas), related to the proposed 'consent' annexation of a certain 0.32373 acre tract situated in the Benjamin Mosley Sr. Survey, Abstract No. 1338, Young County, Texas; noting that said tract is within a called 0.328 acre tract described in a Warranty Deed recorded with the Young County Cleark and bearing Instrument Number 19000562; and further, recommending same to the City Council for review and approval. **Motion made by Daniel Webb and seconded by Jordan Dies. Motion passed unanimously 4-0.**
10) **Consider and act** to approve the replat all of a certain parcel bearing a physical address of 2120 State Highway 16 South, pursuant to a request submitted by H Bar H Holding Company, a Texas Limited Liability Company (Graham, Texas); and further, noting that any such replat action as may be approved is contingent upon the concurrent annexation into the City of Graham, of the certain parcel, and further still, recommending same to the City

Council for review and approval. **Motion made by Daniel Webb and seconded by Mickey Schoenhals. Motion passed unanimously 4-0.**

11) **Consider and act** to assign a zoning status of "Planned Development District No. 3 (PDD 3)" to all of a certain parcel bearing a physical address of 2120 State Highway 16 South; and further:

a) Approving the proposed development of a travel center with fuel services, as an allowable use within PDD 3; and

b) Approving such modifications as may be required within the parcel boundaries to effect development of a travel center with fuel services, provided such development conforms to such codes and building standards as may apply; and

c) Making such assignment contingent upon the concurrent annexation into the City of Graham, of the certain parcel, and

d) Recommending same to the City Council for review and approval.

Motion made by Jordan Dies and seconded by Mickey Schoenhals. Motion passed unanimously 4-0.

12) **Consider and act** to approve a sign variance application submitted by Guy Slimp on behalf of Casey's Convenience Store and Gas Station. **Motion to disapprove made by Colby Kramer and seconded by Daniel Webb. Motion passed unanimously 4-0.**

13) **Adjournment: Motion made by Daniel Webb and seconded by Jordan Dies** at 9:18 a.m.