CITY OF GRAHAM PLANNING & ZONING COMMISSION
APRIL 23, 2026

1) **Call Meeting to Order**: Chairperson Jordan Dies called the meeting to order at 8:34 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
   Absent: Terry Bishop
4) **Public Forum:**
5) **Staff Reports:**
   Staff updated the Commission on substandard properties and past agenda items.

6) Consider and act to approve the minutes of the Regular Called Meeting held **March 26, 2026**. **Motion made by Daniel Webb and seconded by Colby Kramer. Motion passed unanimously 4-0.**
7) **Consider and act** to approve a request from Ramon and Maria Morales for a permanent zoning change from zoning classification Mobile Home (MH) to zoning classification Commercial (C), with such action related to certain property legally described as Howard Addition, Lots 1-3, Graham, Texas, Young County, and bearing a physical address of 203 Tennessee Street. **Motion to reject the request made by Daniel Webb and seconded by Colby Kramer. Motion passed unanimously 4-0.**
8) **Consider and act** to approve a floodplain variance request from Inocencio Briones, specifically to allow for the placement of a new mobile home below the Base Flood Elevation, with such variance request related to certain real property legally described as Original/Graham, Block 39, east half of Lots 17-18, Graham, Texas, Young County, and bearing a physical address of 310 First Street. **Motion by Colby Kramer and seconded by Jordan Dies. Motion passed unanimously 4-0.**
9) **Adjournment: Motion made by Daniel Webb and seconded by Colby Kramer** at 9:20 a.m.