CITY OF GRAHAM PLANNING & ZONING COMMISSION
May 29th, 2025

1) **Call Meeting to Order**: Chairperson Terry Bishop 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 72 hours 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, Daniel Webb, Jordan Dies, Colby Kramer, Mickey Schoenhals
   Others:
   Melinda Brown- Assistant City Manager, Randall Dawson- Building Official. Amie Pratt-Citizen representative
   Absent:
4) **Public Forum:**
5) **Staff Reports:**
   The Commission was updated on construction projects in the city. Melinda gave an update on the upcoming GEIC budget along with the Quality of Life and Housing incentives being budgeted.
6) **Consider and Act** to approve the minutes of the Regular Called Meeting held on April 17, 2025. **Motion made by Colby Kramer and seconded by Daniel Webb. Motion passed unanimously 4-0.**
7) **Consider and act** to approve a variance application from Sierra Pugh to allow for a manufactured home in an R-1 District, with such home to be located on real property with a physical address of 409 Colorado Street. **Motion made to deny the variance by Daniel Webb and seconded by Colby Kramer. Motion passed unanimously 5-0.**
8) **Consider and act** to approve a replat of Lot 11 and Lot 12, Block 2, Tanglewood Estates, City of Graham, Young County, Texas, pursuant to resolution of an encroachment issue relation a certain structure situated on Lot 11; noting that said described real property bears a physical address of 1035 Normandy Dr.. **Motion to table the variance was made by Jordan Dies and seconded by Colby Kramer. Motion passed unanimously 5-0.**
9) **Consider and act** to approve a replat of Lot 11 and Lot 12, Block 1, Ribble Addition, City of Graham, Young County, Texas; noting that said real property bears a physical address of 1328 Hwy 16 S. **Motion for approval made by Colby Kramer and seconded by Daniel Webb. Motion passed unanimously 5-0.**
10) **Discussion** regarding a proposed zoning change, from 'Local Retail' zoning to 'Townhouse' zoning, for certain real property legally described as Lots 1 thru 6 (less the southwest portion of Lot 6), Block 4, Rolling Hills, City of Graham, Young County; noting that said real property bears a physical address of 1103 Indiana Street. **The Commission was briefed on a request from GEIC for a zoning changes and the procedure process for the changes.**
11) **Consider and act** to set a date, time, and place to hold a public hearing for the purpose of receiving public comment regarding a proposed zoning change, from 'Commercial' zoning to 'Townhouse' zoning, for certain real property legally described as Lots 1 thru 6 (less the southwest portion of Lot 6), Block 4, Rolling Hills, City of Graham, Young County; noting that said real property bears a physical address of 1103 Indiana Street. **Motion was made to set the Public Hearing for June 26, 2025 at 5:30 p.m. by Jordan Dies and seconded by**

Mickey Schoenhals. Motion passed 4-0 with Terry Bishop abstaining due to being on the GEIC Board.

12) **Discussion** regarding a proposed zoning change, from 'Office' zoning to 'Apartment' zoning, with such proposed zoning change pertaining to certain real property legally described as Lot 2, Crane, City of Graham, Young County, Texas; noting that said real property bears a physical address of 912 Fourth Street. **The Commission was briefed on a request from the property owners of 912 4th Street for a zoning change of said property. The Commission was informed that you cannot legally rezone one individual property. Staff suggested rezoning half the block to match the bordering zone.**

13) **Consider and act** to set a date, time, and place to hold a public hearing for the purpose of receiving public comment regarding a proposed zoning change, from 'Office' zoning to 'Apartment' zoning, for certain real property legally described as Lot 2, Crane, City of Graham, Young County, Texas; noting that said real property bears a physical address of 912 Fourth Street. **Motion was made to set the Public Hearing for June 26, 2025 at 5:30 p.m. by Colby Kramer and seconded by Jordan Dies. Motion passed unanimously 5-0.**

14) **Adjournment:** Motion by Daniel Webb and seconded by Jordan Dies at 8:56 a.m.