NOTICE OF PUBLIC MEETING
CITY OF GRAHAM
PLANNING AND ZONING COMMISSION
APRIL 23, 2026

PURSUANT TO THE TEXAS OPEN MEETING ACT, NOTICE IS HEREBY GIVEN THAT A SPECIAL CALLED MEETING OF THE **CITY OF GRAHAM PLANNING AND ZONING COMMISSION** WILL BE HELD ON **THURSDAY, APRIL 23, 2026,** AT **8:30 A.M.** AT THE **CITY OF GRAHAM COUNCIL CHAMBERS, 608 ELM STREET, GRAHAM, TEXAS**, AT WHICH MEETING, THE FOLLOWING AGENDA ITEMS WILL BE CONSIDERED. ITEMS ON THE AGENDA ARE SUBJECT TO ACTION. THE PLANNING AND ZONING COMMISSION RESERVES THE RIGHT TO MEET IN CLOSED/EXECUTIVE SESSION ON AN AGENDA ITEM SHOULD THE NEED ARISE, AND IF APPLICABLE, PURSUANT TO AUTHORIZATION BY TITLE 5, CHAPTER 551 OF THE TEXAS LOCAL GOVERNMENT CODE.

REGULAR MEETING AGENDA:

1. **Call to Order Time: _____**

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 scheduled date and time of this meeting, in accordance with the Texas Open Meetings Act.

3. **Roll Call of Members Present**

4. **Public Forum:** This forum is for citizens to comment on any Planning and Zoning subject not on an agenda, no discussion can be had by the Commission; however, items presented may be placed on a future agenda for discussion and action.

5. **Staff Reports**

6. Consider and act to approve the minutes of the Regular Called Meeting held on **March 26, 2026**.

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.

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.

9. **Adjourn** **Time:** _____

Eric Garretty, City Manager

NOTICE

The Planning and Zoning Commission of the City of Graham, Texas reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations Regarding Real Property), 551.073 (Deliberations Regarding Prospective Gift), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices) and 551.087 – (Deliberations Regarding Economic Development). Before any closed session is convened, the Presiding Officer will publicly identify the section or sections of the act authorizing the closed session. All final votes, actions or decisions will be taken in open session.

I, the Undersigned Authority, do hereby certify that the above notice of Meeting of the Planning and Zoning Commission of the City of Graham, Texas is a true and correct copy of said notice posted at the City of Graham, Texas, and a place convenient and readily accessible to the general public at all times.

Witness my hand and seal of the City of Graham this 10th day of April, 2026 at 2:45pm and remained so posted continuously for at least three business days prior to the scheduled date and time of the meeting.

CITY OF GRAHAM, TEXAS

City of Graham

By: Marci Bueno

Marci Bueno, City Secretary

ACCESSIBILITY NOTICE

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodation and interpretive services must be made 48 hours prior to the meeting. Contact the City Hall at (940) 549-3324.

I hereby certify that the above shown notice was removed from the posting location at the Graham City Hall, 612 Elm Street, Graham, Texas 76450, at _____ a.m./p.m. on the _____ day of _____ 2026 and satisfies the three business days posting requirement.