NOTICE OF PUBLIC MEETING
CITY OF GRAHAM
PLANNING AND ZONING COMMISSION
MARCH 26, 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, MARCH 26, 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 **January 21, 2026**.

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.

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 1.0157 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.

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.

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.

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.

12. **Consider and act** to approve a sign variance application submitted by Guy Slimp on behalf of Casey's Convenience Store and Gas Station.

13. **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 18th day of March, 2026 at 3:00pm 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.