

CITY PLANNING & ZONING COMMISSION AGENDA

A Regular Meeting of the Planning and Zoning Commission of the City of Pearsall, Texas will be held on Monday, February 3, 2025, at 5:30 PM at Pearsall City Hall, 214 S. Ash Street, Pearsall, Texas.

In accordance with Tex. Gov't Code Sec. 551.127, please be advised that members of the governing body may participate in a meeting via video conference call. A quorum of the city governing body will be present at the posted physical location.

Join from PC, Mac, iPad, or Android:
<https://us02web.zoom.us/j/82647148892>

Phone one-tap:
+13462487799,,82647148892# US (Houston)
+16699009128,,82647148892# US (San Jose)

Join via audio:
+1 346 248 7799 US (Houston)
Webinar ID: 826 4714 8892

PLANNING & ZONING COMMISSION MEMBERS

Jesus Cuevas, Chairperson
Lindsey Bell, Vice-Chairperson
Roy Lesak, Commissioner

Belinda Gonzales, Commissioner
Roy Ruiz, Commissioner

1. **Call To Order**
2. **Roll Call and Announcement of Quorum**
3. **Invocation And Pledge of Allegiance**
4. **Citizens To Be Heard**
5. **Chairperson's Message**
6. **General Announcements**
7. **Staff Report**
8. **Action to Consent Agenda**

- 8.A. Discuss, Consider, and Act on approving Minutes of the Regular Meeting of January 6, 2025, Meeting of the Planning and Zoning Commission.

9. Presentation

9. A. Discuss Proposed City Ordinance Standards for the Installation of Stationary Energy Storage Systems (ESS).

10. Public Hearing

10. A. Open Public Hearing

- 10.B. A request from Edward and Madelyn Lichtenberger, 905 E. San Marcos for a Land Use Variance /Special Exception Permit to allow for a variance to the minimum setback requirement for an accessory building to build a 23'x24' detached carport. The City of Pearsall Zoning Ordinance Sec. 48-84 Accessory Uses requires that a detached accessory building (carport) be no closer than ten feet to the main building. The applicant is asking for a 10' variance for the carport. This property is currently zoned R-1 Single Family Residential. The property's legal description is 67-1/2 x 145 of BLK 88 to the City of Pearsall, Frio County, Texas according to a map or plat of said addition on file in the Deed Records and Official Public Records of Frio County, Texas.

- 10.C. Close Public Hearing

- 10.D. Open Public Hearing

- 10.E. Request from Conrad Salinas, Jr. for a Land Use Variance/Special Conditions Application to allow for a variance from the requirements of Sec. 48- 84 Accessory Uses of the City of Pearsall Chapter 48 Zoning Ordinances. The Applicant is requesting to relocate a 12x40 portable building on the property located at 1008 W. Comal St. Pearsall, Texas. The property's legal description is Lots Thirteen (13), Fourteen (14) and Fifteen (15) in Block One (1) of the J.C. Campbell Addition to the City of Pearsall, Frio County, Texas, according to a map or plat of said addition on file in the Deed Records and Official Public Records of Frio County, Texas Described in a Warranty Deed with Vendor's Lien dated November 20, 1997, recorded in Volume 901, Page 424, of the Deed Records of Frio County, Texas.

10. F Close Public Hearing.

11. New Business

11. A. Discuss, Consider, and Act on appointing a replacement to serve as Planning and Zoning Commissioner for an unexpired term to replace existing vacancies on the Planning and Zoning Commission. Said term expires November 1, 2025.
11. B. Discuss, Consider, and Act on a request from Edward and Madelyn Lichtenberger, 905 E. San Marcos for a Land Use Variance /Special Exception Permit to allow for a variance to the minimum setback requirement for an accessory building to build a 23'x24' detached carport. The City of Pearsall Zoning Ordinance Sec. 48-84 Accessory Uses requires that a detached accessory building (carport) be no closer than ten feet to the main building. The applicant is asking for a 10' variance for the carport. This property is currently zoned R-1 Single Family Residential. The property's legal description is 67-1/2 x 145 of BLK 88 to the City of Pearsall,

Frio County, Texas according to a map or plat of said addition on file in the Deed Records and Official Public Records of Frio County, Texas

- 11.C. Discuss, Consider, and Act on a request from Conrad Salinas, Jr. for a Land Use Variance/Special Conditions Application to allow for a variance from the requirements of Sec. 48-84 Accessory Uses of the City of Pearsall Chapter 48 Zoning Ordinances. The property's legal description is Lots Thirteen (13), Fourteen (14) and Fifteen (15) in Block One (1) of the J.C. Campbell Addition to the City of Pearsall, Frio County, Texas, according to a map or plat of said addition on file in the Deed Records and Official Public Records of Frio County, Texas Described in a Warranty Deed with Vendor's Lien dated November 20, 1997, recorded in Volume 901, Page 424, of the Deed Records of Frio County, Texas.

12. Adjournment

**NOTICE OF REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION
CITY OF PEARSALL**

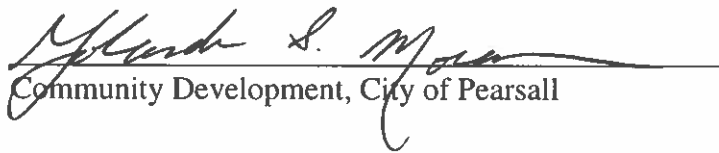
Notice is hereby given that a Regular Meeting of the Planning & Zoning Commission of the above-named City will be held on the 3rd day of February at 5:30 p.m. at the Pearsall City Hall located at 214 S. Ash St., Pearsall, Texas, at which time the following subjects will be discussed:

“ See Attached Agenda”

APPROVED ON THE 31st Day of 2025.

By: 
Chairperson/Vice-Chairperson

I, the undersigned authority do hereby certify that the above Notice of Meeting of the Planning and Zoning Commission of the above-named City is a true and correct copy of the said Notice of Meeting and that I posted a true and correct copy of the said Notice of Meeting on the Bulletin Board on the 31st day January 2025 at 5:00 p.m. and remained posted continuously for at least 72 hours immediately preceding the day of said meeting

By: 
Community Development, City of Pearsall

This meeting location is wheelchair accessible. Parking for mobile-impaired persons is available. Any request for signing interpretive service must be made forty-eight hours in advance of the meeting. To make arrangements, call the City Clerk at (830 334-3676.)