

CITY COUNCIL AND PLANNING AND ZONING COMMISSION AGENDA

A Joint Meeting of the City Council and the Planning and Zoning Commission for the City of Pearsall Texas will be held on Thursday, August 13, 2026, at 6:00 PM at the Pearsall City Hall, 214 S. Ash Street, Pearsall, Texas.

In accordance with TEX. GOV'T CODE § 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 of the meeting.

Join from PC, Mac, iPad, or Android:
<https://us02web.zoom.us/j/83879681388>

Phone one-tap:
+13462487799,,83879681388# US (Houston)
+16694449171,,83879681388# US

Webinar ID: 838 7968 1388
International numbers available: <https://us02web.zoom.us/j/83879681388>

COUNCIL MEMBERS

**GEORGE CABASOS
RACHEAL GARZA
SONIA HERNANDEZ
MIRANDA GUTIERREZ**

**JAMES LEAL
RAMIRO TREVINO
AURORA GARZA
RODNEY LUCIO**

1. **Call To Order**
2. **Roll Call and Announcement of Quorum**
3. **Invocation And Pledge of Allegiance**
4. **Citizens To Be Heard**
5. **Mayor's Message**
6. **Public Hearing**

6.A Open Public Hearing

- 6.B Regarding Ordinance 2026-08-01 amending Ordinance 4-4-1983, the Zoning Ordinance, as amended, by amending the following sections: "ARTICLE I. IN GENERAL," Sec. 48-1 "DEFINITIONS", by adding and amending certain definitions; by adding a new Sec. 48-5 "NEW AND AMENDED USES", defining a process for determination and approval of new and unlisted uses; "ARTICLE II. ADMINISTRATION AND ENFORCEMENT," Sec. 48-31 "ZONING CHANGES AND AMENDMENTS", by clarifying City Council Action, Public Notification and Protest requirements; by moving Sec. 48.42, "BOARD OF ADJUSTMENT", to Sec. 48.32; by moving Sec. 48.32, "APPEALS TO THE BOARD OF ADJUSTMENTS", to Sec. 48.33; by moving Sec. 48.33, "SPECIAL EXCEPTIONS AND VARIANCES", to Sec. 48.34 and redefining hardship and clarifying the differences between variances and special exceptions; "ARTICLE III. ZONING DISTRICTS, MAP, CONDITIONAL USE PERMITS, ANNEXATION, NONCONFORMING USES, PARKING, SIGNS", by moving Sec. 48-55, "BUILDING PERMITS; CERTIFICATES OF

ZONING COMPLIANCE”, to a new Sec. 48-35 and referencing the City’s Subdivision Regulations and Building Codes and providing for the combining of lots; by renumbering Sec. 48.58 to Sec. 48-59, “NONCONFORMING LOTS, USES, AND STRUCTURES”, and describing the types of nonconformity, required owner’s registration and procedures to repair, expand, replace, move or be required to stop a nonconformity; by moving Sec. 48-61, “CONDITIONAL USE PERMITS”, to Sec. 48-57 and clarifying criteria, procedures and City Council Approval Authority; “ARTICLE IV, DISTRICT REGULATIONS”, Sec. 48-82, “TABLE A, PERMITTED AND CONDITIONAL USES”, by clarifying certain uses; Sec. 48-83, “TABLE B, AREA DISTRICT REQUIREMENTS AND SPECIFICATIONS”, by amending lot dimension and setback requirements; Sec. 48-84, “ACCESSORY USES AND STRUCTURES”; Sec. 48-5, “HOME BASED BUSINESS OCCUPATIONS”, based on new legislative home occupation statutes; by making numerous amendments required by statutory changes in Texas Local Government Code Chapter 211 and by further correcting numerous numbering, spelling and scrivener’s errors within the Zoning Ordinance of the City of Pearsall

6.C Close Public Hearing

7. New Business (Items below are action items)

7.A Planning and Zoning Commission discussion and possible action regarding recommendation of Ordinance 2026-08-01 including an Exhibit A, amending Ordinance 4-4-1983, as amended, with the amendments described in Agenda item 6B above. - Action Item

7.B City Council discussion, consideration of the Planning and Zoning recommendation and possible action regarding Ordinance 2026-08-01 including an Exhibit A, amending Ordinance 4-4-1983, as amended, with the amendments described in Agenda item 6B above - Action Item

8. Adjournment

Posted for Public Inspection on this the 6th day of August 2026, at 5:00 p.m.

By:


Fred Reyes, City Manager

I certify that the above notice of meeting was posted on the bulletin board of the Pearsall City Hall, 214 S. Ash Street, Pearsall, Texas, on the 6th day of August 2026, at 5:00 p.m.

By:


Krystal Garcia, City Clerk

This meeting location is wheelchair accessible. Parking for mobility-impaired persons is available. Any request for sign interpretive services must be made forty-eight hours in advance of the meeting. To make arrangements, contact the City Clerk at (830) 334-4160.