



AGENDA
CITY OF CONVERSE
PLANNING AND ZONING COMMISSION
MONDAY, MARCH 16, 2026
6:00 PM

Be it known that a meeting of the City of Converse Planning and Zoning Commission will be held on Monday, March 16, 2026 at 6:00 PM at the City Council Chambers at 402 S Seguin Rd to discuss and act on the agenda listed below. A quorum of the following commissions may be present: City Council, Building & Standards, Parks & Recreation Commission, Economic Development Corporation, and the Ethics Review Board.

1. Call Meeting to Order

2. Roll Call

3. Invocation and Pledge of Allegiance

4. Citizens to Be Heard

This time is provided for citizens to address the Planning and Zoning Commission on any issues and concerns. Members of the public wishing to address the Planning and Zoning Commission must sign up to speak prior to the start of the meeting. No Planning and Zoning Commission discussion or action can be taken if the item is not on the agenda. Please limit your remarks to three (3) minutes and state your name and address for the record. No personal attacks shall be allowed.

5. Approval of Minutes

- 5.a Discussion and Appropriate Action on the Minutes of the February 23, 2026, Planning & Zoning Commission Meeting.
Approve the Minutes
[PZ Minutes 02.23.2026.pdf](#)

6. Old Business

- 6.a Discussion and Appropriate Action on proposed Short Term Rental Ordinance.
Recommend adoption of the Short Term Rental Ordinance.
[Draft Short Term Rental Ordinance 03.13.2026](#)
- 6.b Discussion and Appropriate Action on Attendance and Absence Policy.
Adopt the Attendance and Absence Policy.
[Attendance Policy](#)

7. New Business

- 7.a Discussion and Appropriate Action on a variance request for Texaco, located at 9068 FM 78, regarding sign restrictions as written in Section 34-143 of the Converse Code of Ordinances, to allow more than the allowed number of gasoline pump island signs.

Staff recommend approval of the variance request.

[Texaco Sign Design](#)

[Texaco Site Plan](#)

[Texaco Elevation Plan](#)

[9068 FM 78 Zoning Map](#)

[9068 FM 78 Aerial Map](#)

- 7.b Discussion and Appropriate Action on Preliminary Plat #2025-013, Elo-Him Town Homes, being a total of 0.903 acres, establishing 4 residential lots at the northeast corner of North St and Legion Dr E.

Recommend approval of the preliminary plat.

[Elo-Him Town Homes Preliminary Plat](#)

[North St & Legion Dr E Zoning Map](#)

[North St & Legion Dr E Aerial Map](#)

8. Report by City Council Liaison

9. Report by City Staff Liaison

10. Discussion of Future Agenda Item/Items of Interest by P&Z Board Members

11. Next Planning and Zoning Commission Meeting

April 20, 2026

12. Adjournment