



AGENDA
CITY OF CONVERSE
PLANNING AND ZONING COMMISSION
MONDAY, DECEMBER 15, 2025
6:00 PM

Be it known that a meeting of the City of Converse Planning and Zoning Commission will be held on Monday, December 15, 2025 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 November 17, 2025, Regular Meeting.
Staff recommends approval.
[P&Z Minutes 11.17.2025](#)

6. Old Business

- 6.a Discussion and Appropriate Action on a variance request for Fresh Stop, located at 9145 FM 78 (Property ID #311609), regarding sign restrictions as written in City of Converse Code of Ordinances, Chapter 34, Section 34-143, to allow a more than the allowed number of gasoline pump island signs.
Staff recommends approval of the request.
[Variance Site Plan](#)
[Sign Designs](#)

7. New Business

- 7.a Discussion, Appropriate Action, and Consideration of Preliminary Plat #2025-011, Walzem Road Extension Phase 4, being a total of 4.11 acres, establishing the Walzem Road right-of-way between FM 1516 and Y Bar Summit.

Staff recommends approval.

[Walzem Road Extension Phase 4 Plat](#)

[Walzem Rd Extension Zoning Map](#)

[Walzem Rd Extension Aerial Map](#)

- 7.b Discussion on Rules of Order: Making a Motion.

Receive the information presented by staff.

- 7.c Discussion on updates to the Converse Code of Ordinances.

Provide direction to staff

- 7.d Discussion and Appropriate Action to reschedule the dates of the January and February 2026 Planning and Zoning Commission meetings to accommodate city holidays.

Staff recommends approval.

[P&Z 2026 Meeting Dates](#)

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

12. Adjournment