



AGENDA
CITY OF CONVERSE
PLANNING AND ZONING COMMISSION
MONDAY, OCTOBER 20, 2025
6:00 PM
October Planning and Zoning Commission Meeting

Be it known that a October Planning and Zoning Commission Meeting meeting of the City of Converse Planning and Zoning Commission will be held on Monday, October 20, 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 August 18, 2025, Regular Meeting.

[PZ Minutes 09.15.2025.pdf](#)

6. Old Business

7. New Business

7.a Discussion, Appropriate Action, and Consideration of Final Plat #2025-001, Appddiction Sports Complex, being a total of 7.423 acres, establishing one commercial lot at 10386 Kneupper Rd (Property ID #306999).

[PZ Memo - Appddiction Sports Complex Final Plat 10.20.2025.pdf](#)

[Appddiction Sport Complex Plat.pdf](#)
[Application - Appddiction Sports Complex Final 07.21.2025.pdf](#)
[10251ELoop1604_Zoning_20250117.pdf](#)
[10251ELoop1604_Aerial11182024.pdf](#)

- 7.b Discussion, Appropriate Action, and Consideration of Final Plat #2025-004, Oâ€™Reilly Automotive FM 1516 Converse, being a total of 1.36 acres, establishing 1 commercial lot at 5890 FM 1516 (part of the property with Property ID #338424).

[PZ Memo - O'Reilly Auto Final Plat 10.20.2025.pdf](#)
[Final Plat O'Reilly Automotive FM 1516.pdf](#)
[Application - O'Reilly Auto Final Plat 08.25.2025.pdf](#)
[5890FM1516Zoning07182025.pdf](#)
[5890FM1516Aerial07182025.pdf](#)

- 7.c Discussion and Appropriate Action to Consider Ordinance 624-28-2025, an Ordinance Amending Section 28-11(3) of Chapter 28 - Off Street Parking to eliminate the requirement that the number of required parking spaces for churches be calculated based on square footage.

Recommend approval

[Text Amendment Off Street Parking for Churches.pdf](#)
[Ord No 624-28-2025 Off-Street Parking Requirement - Churches.pdf](#)

- 7.d Review and Approval of Subdivisions
Discussion on the review and approval of subdivisions.

[Discussion on Review of Plats.pdf](#)

- 7.e Rules of Procedure

Discuss and recommendation on the Rules of Procedure for the Planning & Zoning Commission

[Discussion on Rules of Procedure.pdf](#)
[Rules and Procedures_ Planning Commission.pdf](#)

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