



AGENDA
CITY OF CONVERSE
PLANNING AND ZONING COMMISSION
MONDAY, AUGUST 18, 2025
7:00 PM

Be it known that a meeting of the City of Converse Planning and Zoning Commission will be held on Monday, August 18, 2025 at 7:00 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 July 21, 2025, Regular Meeting.

[July 21, 2025 Minutes](#)

6. New Business

6.a Public Hearing, Consideration, Discussion, and Appropriate Action on Replat #2025-006, Salitrillo Creek FM 78 Subdivision, being a total of 6.402 acres, establishing 1 commercial lot near the southeast corner of FM 78 and Kneupper Rd (part of the property with Property ID #307326).

[Memo](#)

[Replat Application](#)

[Replat](#)

[Conditional Approval Letter](#)

[Zoning Map](#)
[Aerial Map](#)

- 6.b Discussion, Appropriate Action, and Consideration of Preliminary Plat #2025-007, New Dimensions Ministries, being a total of 4.888 acres, establishing one commercial lot at the southeast corner of FM 1516 and Crestway Rd (Property ID #338429).

[Memo](#)
[Preliminary Plat Application](#)
[Preliminary Plat](#)
[Conditional Approval Letter](#)
[Zoning Map](#)
[Aerial Map](#)

- 6.c Discussion and Appropriate Action to Consider Ordinance 617-2025, an Ordinance Amending the Code of Ordinances Chapter 50 - Zoning to define Portable Storage Units and Temporary Dumpsters and to establish regulations for their placement.

[Draft Ordinance 617-2025](#)

- 6.d Briefing on the Converse Comprehensive Plan by Freese & Nichols, Inc.

[Comprehensive Plan Presentation](#)

- 6.e Discussion and Appropriate Action to change the regular meeting time of the Planning and Zoning Commission to 6:00 PM.

7. Report by City Council Liaison

8. Report by City Staff Liaison

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

10. Next Planning and Zoning Commission Meeting

September 15, 2025

11. Adjournment