



AGENDA
CITY OF CONVERSE
PLANNING AND ZONING COMMISSION
MONDAY, SEPTEMBER 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, September 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 August 18, 2025, Regular Meeting.

6. New Business

6.a Discussion, Appropriate Action, and Consideration of Preliminary Plat #2025-008, FM 1516 Retail, being a total of 3.374 acres, establishing three commercial lots at the southwest corner of Martinez Converse Rd and Griffith Run (Property ID #311991).

6.b Discussion, Appropriate Action, and Consideration of Preliminary Plat #2025-009, Hideaway at Cimarron, being a total of 4.7 acres, establishing 16 residential lots at the west corner of FM 1976 and Appaloosa Pass (part of the property with Property ID #1009656).

- 6.c Discussion and Appropriate Action on a variance request for Appddiction Sports Complex, located at 10251 E Loop 1604 (Property ID #306999), regarding off-street parking restrictions as written in City of Converse Code of Ordinances, Chapter 28, Section 28-11(5)k., to allow fewer than the required number of parking spaces.
- 6.d Public Hearing, Discussion, and Appropriate Action on a request to rezone one 35.34-acre tract located at the southwest corner of Ware Seguin Road and Boenig Drive (Property ID #619038) from R-6 Single Family Small Lot District to I-1 Light Industrial District.

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
October 20, 2025

11. Adjournment