



AGENDA
CITY OF CONVERSE
PLANNING AND ZONING COMMISSION
MONDAY, JULY 20, 2026
6:00 PM

Be it known that a meeting of the City of Converse Planning and Zoning Commission will be held on Monday, July 20, 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 June 15, 2026, Planning and Zoning Commission Meeting.

Approve the Minutes.

[PZ Minutes 06.15.2026.pdf](#)

6. Old Business

6.a Public Hearing, Discussion, and Appropriate Action on Replat #2026-001, 10023 & 10027 Wurzbach St Subdivision, being a total of 0.272 acres, establishing 1 residential lot at the northwest corner of Wurzbach St and Lahm Ave.

Make a recommendation to City Council.

[Wurzbach St Replat](#)

[Zoning Map](#)

[Aerial Map](#)

7. New Business

- 7.a Discussion and Appropriate Action on a variance request for the commercial property located at the southwest corner of Loop 1604 and Coppergate, regarding off-street parking restrictions as written in the City of Converse Code of Ordinances, Chapter 28, Section 28-11, to allow fewer than the required number of parking spaces.

Make a recommendation to City Council.

[Staff Report](#)

[Site Plan](#)

[Parking Count Tables](#)

[Zoning Map](#)

[Aerial Map](#)

- 7.b Public Hearing, Discussion, and Appropriate Action on a Special Use Permit request for a 26.84-acre property located to the east of FM 78 between Legion Dr E and Kneupper Rd (Property ID #1460638) for the use of Asphalt Plant in the B-3 Commercial District and I-1 Light Industrial District.

Make a recommendation to City Council.

[Staff Report](#)

[Conditions Sheet](#)

[Site Plan](#)

[Site Plan with Zoning](#)

[Noise and Odor Description](#)

[Sound Report](#)

[Zoning Map](#)

[Aerial Map](#)

[Floodplain 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

August 17, 2026

12. Adjournment