



AGENDA
CITY OF CONVERSE
PLANNING AND ZONING COMMISSION
MONDAY, NOVEMBER 17, 2025
6:00 PM

Be it known that a meeting of the City of Converse Planning and Zoning Commission will be held on Monday, November 17, 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

- a. Discussion and Appropriate Action on the Minutes of the October 20, 2025, Regular Meeting

6. Public Hearing

- a. Public Hearing on 2050 Comprehensive Plan.

7. Old Business

- a. Discussion and Appropriate Action on Planning & Zoning Commission Rules of Procedure.

8. New Business

- 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.

- b. Discussion and Appropriate Action on the adoption of the 2050 Comprehensive Plan.
- c. Discussion and Appropriate Action to recommend the appointment of two Alternate Members to the Planning and Zoning Commission.

9. Report by City Council Liaison

10. Report by City Staff Liaison

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

12. Next Planning and Zoning Commission Meeting

13. Adjournment