



AGENDA
CITY OF CONVERSE
PLANNING AND ZONING COMMISSION
MONDAY, AUGUST 17, 2026
6:00 PM

Be it known that a meeting of the City of Converse Planning and Zoning Commission will be held on Monday, August 17, 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 July 20, 2026, Planning and Zoning Commission Meeting.
Approve the Minutes.
[PZ Minutes 07.20.2026.pdf](#)

6. New Business

- 6.a Public Hearing, Discussion, and Appropriate Action on a request to rezone a 24.53-acre property located at the southwest corner of Ware Seguin Rd and Boenig Dr (Part of the property with Property ID #619038) from R-6 Single-Family District to B-2 Retail District.
Make a recommendation to City Council.
- 6.b Public Hearing, Discussion, and Appropriate Action on a Special Use Permit request

for a 24.53-acre property located at the southwest corner of Ware Seguin Rd and Boenig Dr (Part of the property with Property ID #619038) for the use of Warehouse and Storage.

Make a recommendation to City Council

[Conditions Sheet](#)

[Site Plan](#)

[Zoning Map](#)

[Aerial Map](#)

- 6.c Public Hearing, Discussion, and Appropriate Action on Ordinance No. 617-2026, An Ordinance of the City of Converse, Texas amending Chapter 50 by amending Section 50-138 and 50-254; and providing for findings of fact, a cumulative clause, severability, penalties, and effective date.

Make a recommendation to City Council.

[Draft Ordinance No. 723-2026](#)

[Draft Ordinance No. 617-2026](#)

- 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 21, 2026
- 11. Adjournment**