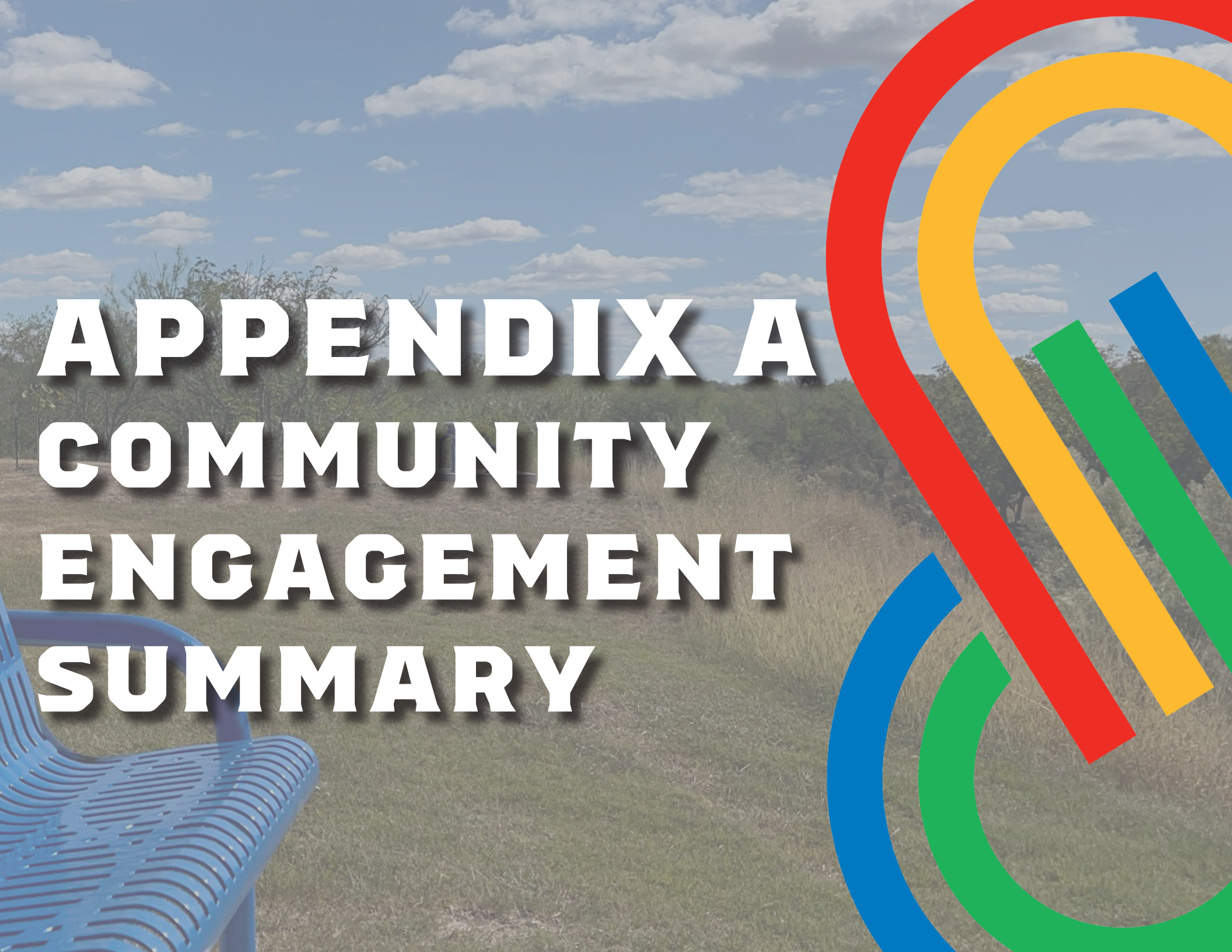

CONVERSE



APPENDIX A COMMUNITY ENGAGEMENT SUMMARY

National Night Out – Oct 2024

Summary

On October 1, 2024, from 6:30 to 8:30 pm at Converse North Park, the planning team held its first community engagement event, tabling at National Night Out. The event was hosted by the Converse Police Department. Advertisements were shared via the City's communication channels, social media and the project website. All promotional materials and meeting documents were made available in both English and Spanish. During the event, Freese and Nichols, the City's consultant, conducted a coin jar investing exercise and presented several interactive boards to gather feedback from the public.







The purpose of this event was to educate the community about the upcoming project process, explain how to get and stay involved, and gather initial feedback on their values, priorities and goals. At this event, participants indicated that the top priorities for the community were:

- Parks, Trails and Public Spaces
- Shopping, Dining and Entertainment Options
- Small and Local Business Support
- Road Infrastructure
- Housing Affordability

Coin Jar Investing Activity	
Category	**Number of Coins**
Parks, Trails and Public Spaces	13
Shopping, Dining and Entertainment Options	12
Small and Local Business Support	10
Road Infrastructure	8
Housing Affordability	6
Arts, Music and Cultural Programs	6
Bringing Job Opportunities	5
Walking and Bicycling Routes	5
Utility Infrastructure	4

Land Use Workshop – Jan 2025

Summary

On January 25, 2025, from 1:00 to 4:00 PM, the City of Converse and the Converse Economic Development Corporation (EDC) hosted an interactive Community Land Use Workshop at the Converse Community Center as part of the Converse 2050 Comprehensive Plan process. The workshop, facilitated by Freese and Nichols, the City's consultant, was open to the public.

The primary objective of the workshop was to engage residents in discussions about the City's future growth and to generate community-created land use scenarios that could accommodate anticipated population growth through 2050. A total of 29 community members attended the workshop, which began with a presentation by the consultant before transitioning into a series of three small-group exercises. These exercises asked participants to use colored bricks to illustrate their ideal mix of housing typologies to accommodate future growth, identify the types of jobs, retail and services they would like to see in the City and determine where these land uses should be located within Converse.

The small groups developed eight potential growth scenarios for the City of Converse. These scenarios reflected a strong interest in expanding local retail within the City core, encouraging higher-density housing in strategic locations, increasing investment in horizontal and vertical mixed-use spaces, improving access to parks and open spaces, locating regional retail uses along major thoroughfares, and diversifying housing options throughout the City.







The meeting agenda included:

- Introductory Presentation
- Land Use Exercises (x3)
- Discussion & Debrief
- Arts & Entertainment District Activity

The land-use exercises included:

- Housing Mix Activity
- Jobs and Commercial Mix Activity
- Land Use Mapping Activity



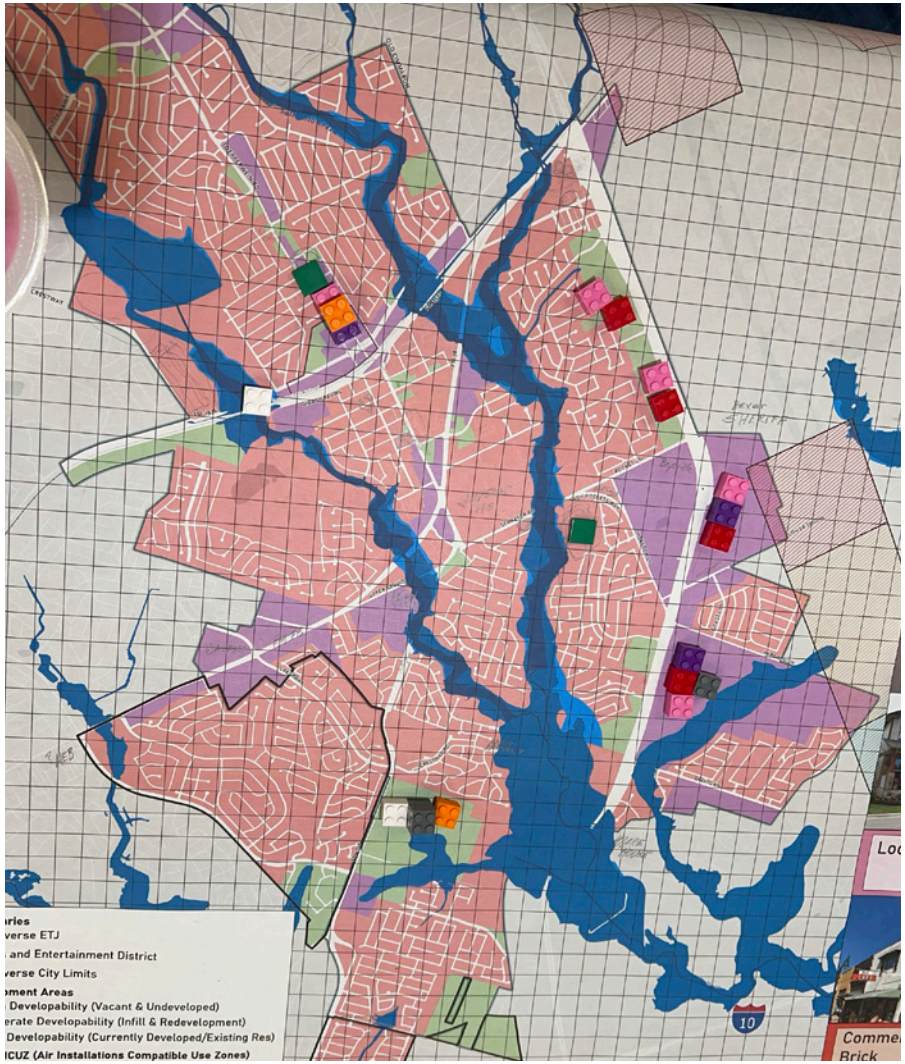
Group 1

The first group's preferred land use scenario concentrates mixed-use development, regional retail, and commercial employment on the eastern side of the City, with low-density residential to the south, industrial uses to the northwest, and local retail distributed throughout the community. This scenario does not include any missing middle housing types.



Group 2

The second group's preferred land use scenario features a more dispersed pattern of development, with high-density residential, commercial employment, and missing middle housing distributed throughout the City. Local retail is primarily concentrated in the center of the community, while mixed-use developments of a regional scale are located along Loop 1604. This scenario does not include any new low-density residential development.



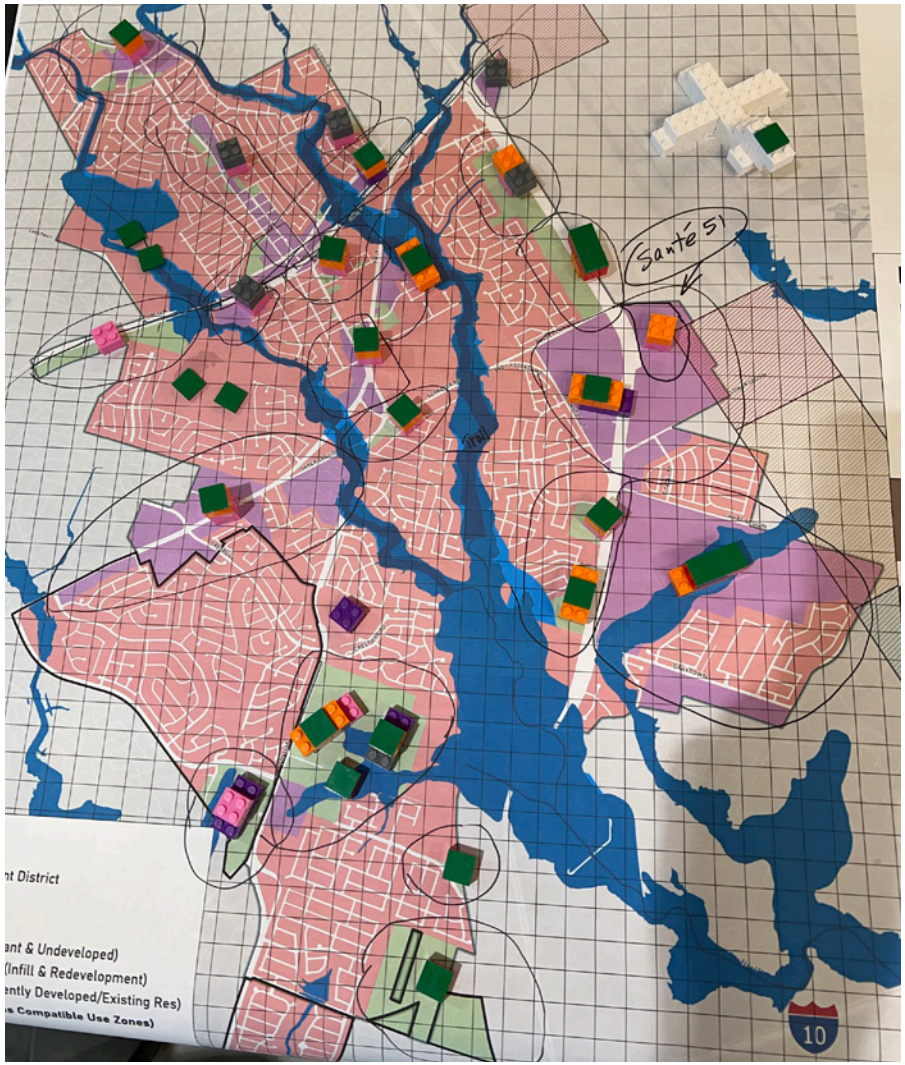
Group 3

The third group's preferred land use scenario reflects less overall growth, with new commercial employment, local retail, and regional retail concentrated along Loop 1604. Additional local retail, regional retail, green space, and high-density residential uses are located along Toepperwein Road. Industrial, missing middle, and high-density residential uses are shown in the southern portion of the City.



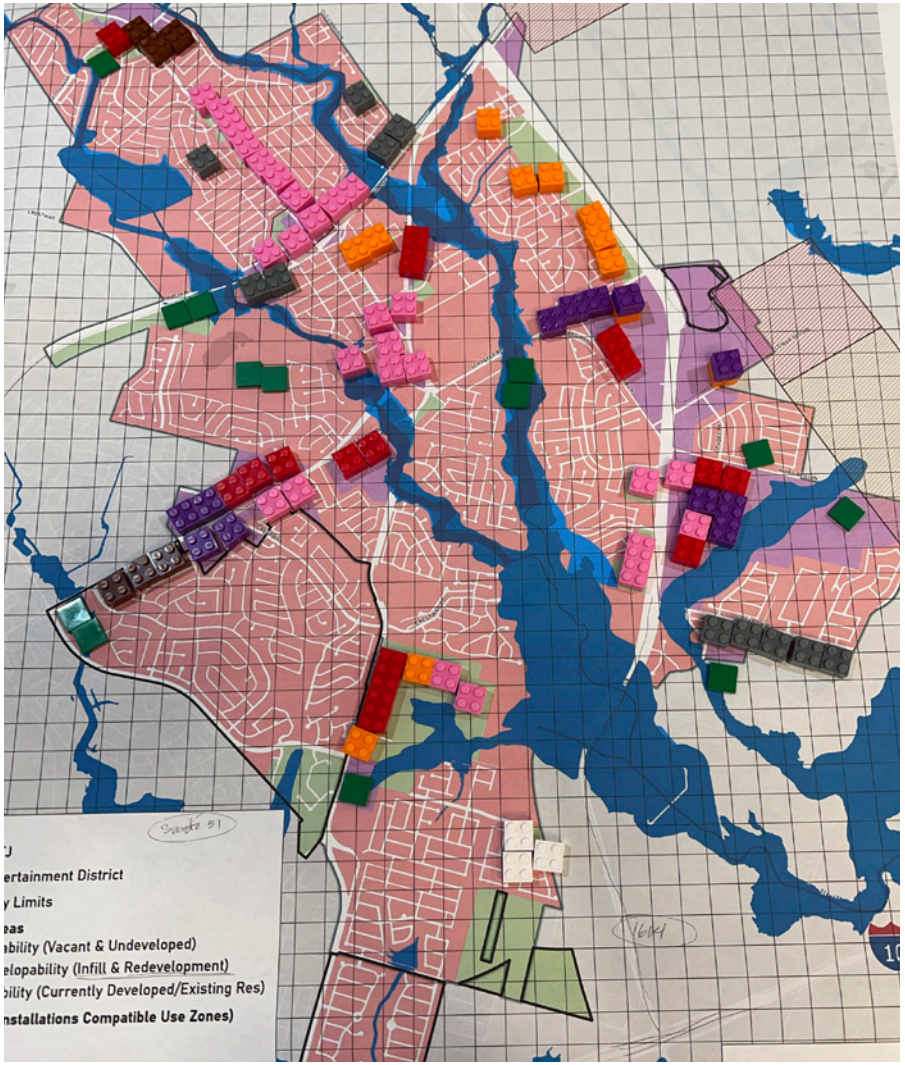
Group 4

The fourth group's preferred land use scenario includes mixed-use local retail located along Loop 1604, with regional retail uses concentrated on several larger parcels. This scenario also features a new local retail center on Old Seguin Road and a mix of residential subdivisions, including both low-density and high-density residential development.



Group 5

The fifth group's preferred land use scenario prioritized green space and mixed-use development, represented by stacking high-density residential bricks on top of bricks symbolizing commercial uses. These mixed-use areas are distributed along major transportation corridors, accompanied by some missing middle residential development. The group also expressed interest in incorporating green infrastructure into these mixed-use areas.



Group 6

The sixth group's preferred land use scenario concentrates most development along major transportation corridors. Local retail is primarily located along Toepperwein Road and South Seguin Road, while regional retail, high-density residential, and commercial employment uses are concentrated along Old Seguin Road and Loop 1604. Green space and missing middle residential development are distributed throughout the City.



Group 7

The seventh group's preferred land use scenario focuses development in the southeastern portion of the City. Mixed-use developments of a local scale are concentrated in the south, with green space located within the floodplain. Regional retail and limited commercial employment uses are primarily located along Loop 1604.



Group 8

The eighth group's preferred land use scenario focuses on increasing the concentration of retail uses within the City. Local retail is concentrated in the City core around FM 78, while a mix of local retail, regional retail, and commercial employment uses is prioritized along Loop 1604 and Old Seguin Road. This scenario also features green space strategically located within the floodplain in South Converse.

Intercept Surveys – Jan 2025

Summary

On January 18, 2025, sub-consultants for the planning team, CD&P, conducted intercept surveys at Walmart locations in Converse. Throughout the day, approximately 66 people engaged with the team, while only eight people completed the intercept survey.

Key Takeaways:

- Support for enhanced community resources and social programs
- Support for parks and green spaces
- Improve public transit options in Converse
  - Develop a robust and efficient bus system
  - Connect sidewalks and streets safely
- Improve road infrastructure
  - Better maintain existing roads
- Provide more shopping options (grocery, clothes, etc)
  - Support for small businesses
  - Develop and diversify retail options; no more car washes and vape stores.
- Preference for affordable single family starter homes





Green Day – Apr 2025

Summary

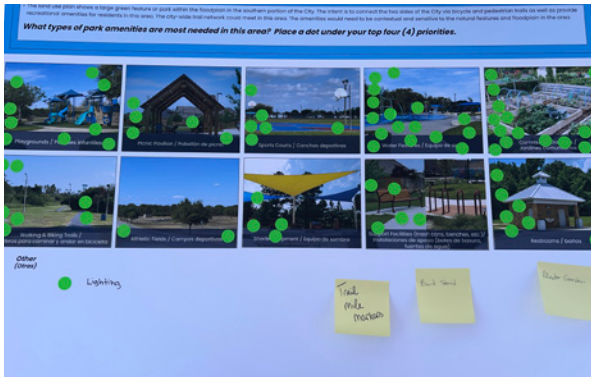
On April 12, 2025, from 10:00 AM to 1:00 PM, members of the planning team tabled at the City of Converse's Green Day event. The purpose of this engagement was to gather feedback on the draft land use plan, gather further feedback on a proposed green feature in South Converse, encourage the public to provide input on the overall Comprehensive Plan, promote awareness of the planning process, and direct attendees to learn more through the project website.

Key Takeaways:

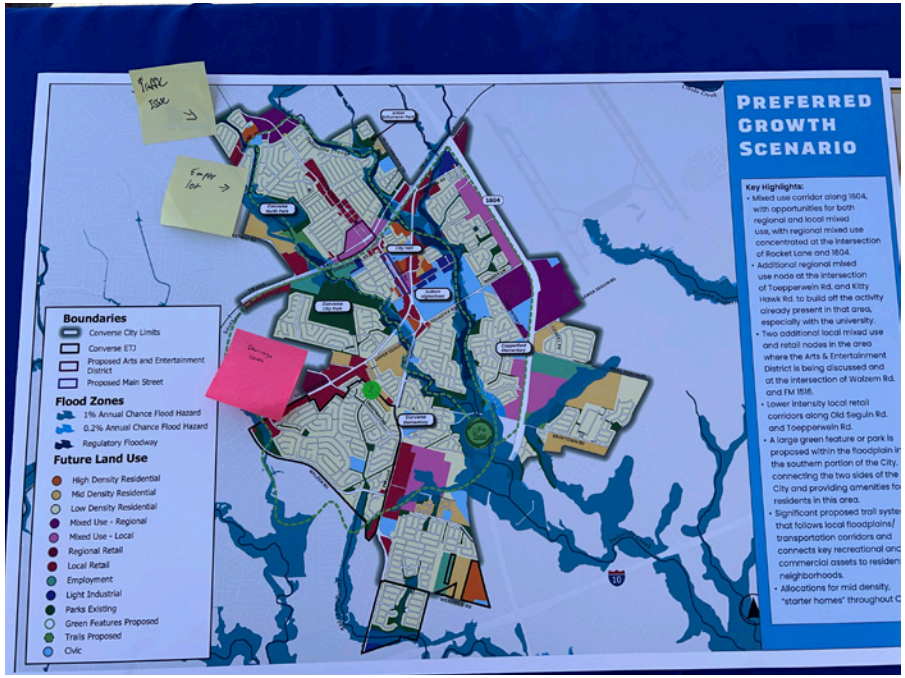
- Support for green features, native landscaping and a trail system.
- Concerns about drainage issues and impacts.
- Desire for additional restaurants, retail and banks.
- Support for active transportation infrastructure, such as wider bike lanes and trails.
- Concerns about traffic congestion and commuting difficulty.

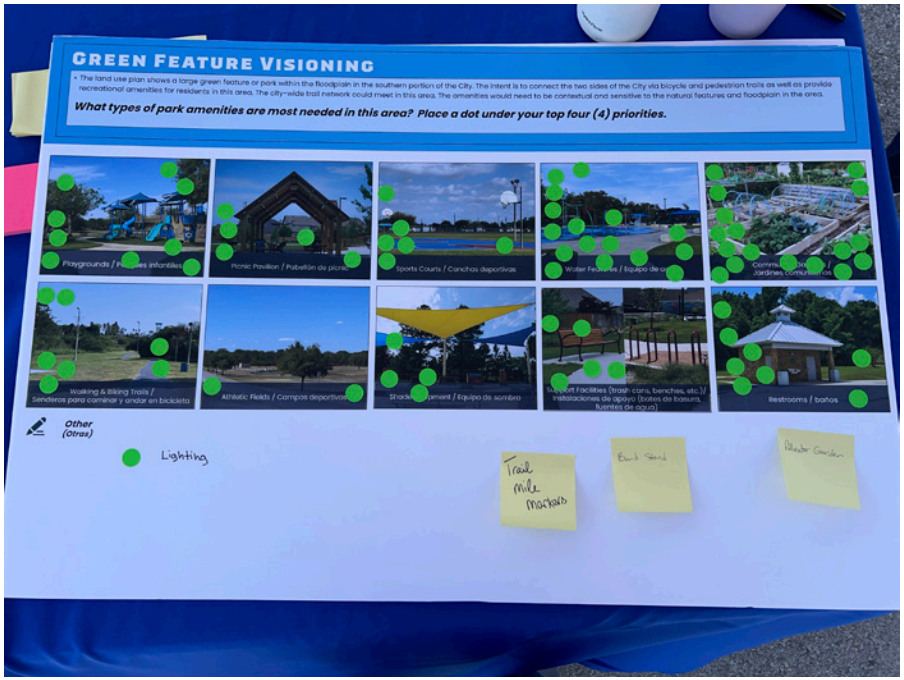
Green Feature Visioning Boards	
Category	**Number of Stickers**
Community Gardens	17
Water Features	16
Playgrounds	9
Walking and Biking Trails	7
Sports Courts	6
Picnic Pavilion	5
Support Facilities	5
Shade Equipment	4
Restrooms	3
Athletic Fields	2
Other	Lighting, trail mile markers, a band stand, and a pollinator garden











Three individuals left notes on the preferred growth scenario map. The comments included:

- Traffic issues at the intersection of Kitty Hawk and Toepperwein Road
- An empty lot along Kitty Hawk Road
- Drainage issues in neighborhoods near Converse North Park

When asked what types of park amenities are most needed in a future green feature in South Converse, participants expressed the strongest support for the inclusion of community gardens, water features, and playgrounds. There was also additional support for walking and biking trails, sports courts, picnic pavilions, and supporting facilities.

Public Open House - July 2025

Summary

On July 19, 2025, from 1:00 to 3:00 PM, the City of Converse held a public open house to gather feedback on the Comprehensive Plan's recommendations. At the start of the event, a presentation was given to attendees providing an overview of the future land use plan, along with objectives related to transportation and mobility, economic resilience, infrastructure, and public facilities. Following the presentation, attendees were invited to provide feedback on a series of engagement boards, while members of the planning team were available to answer questions and discuss comments.



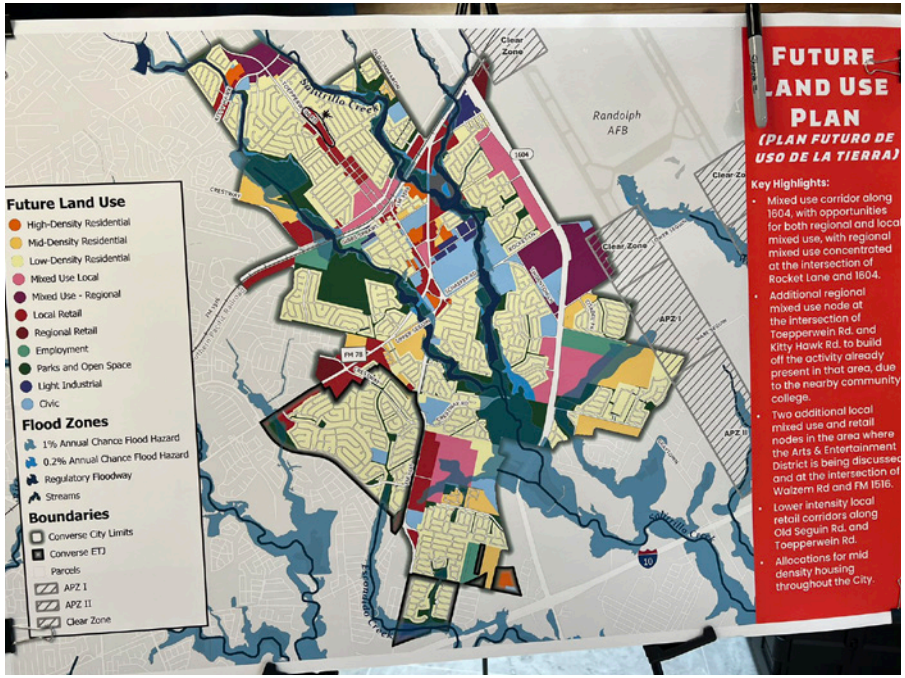
The meeting agenda included:

- Schedule Progress Review
- Community Feedback
- Land Use Review
- Economics of Land Use
- Comprehensive Plan Contents
- Interactive Stations

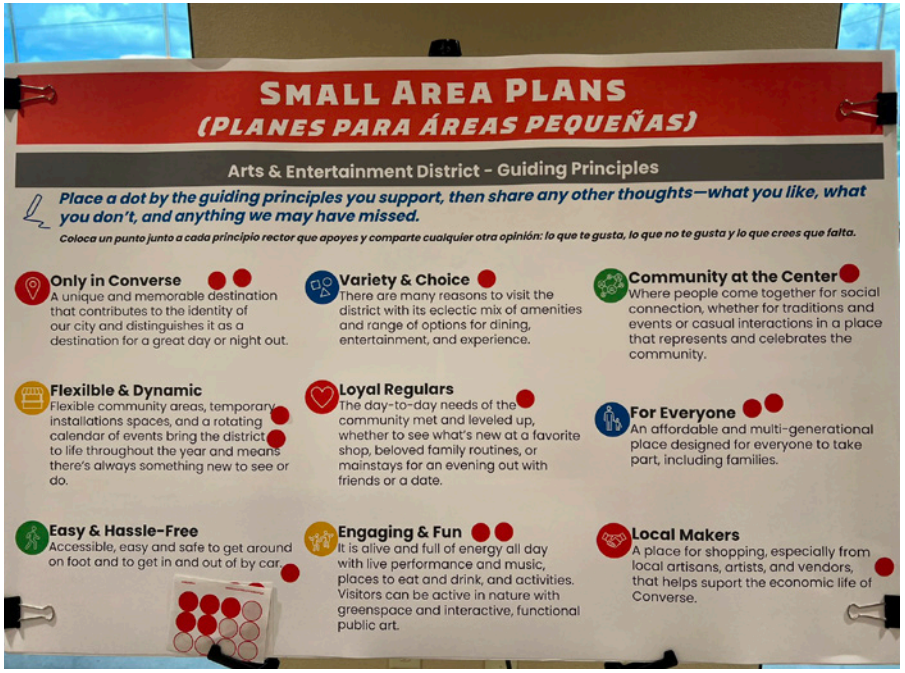
The interactive stations topics included:

- Project and Website Information
- Land Use and Development
- Small Area Plans
- Transportation and Mobility
- Infrastructure and Public Facilities
- Economic Resilience
- Shocks and Stressors

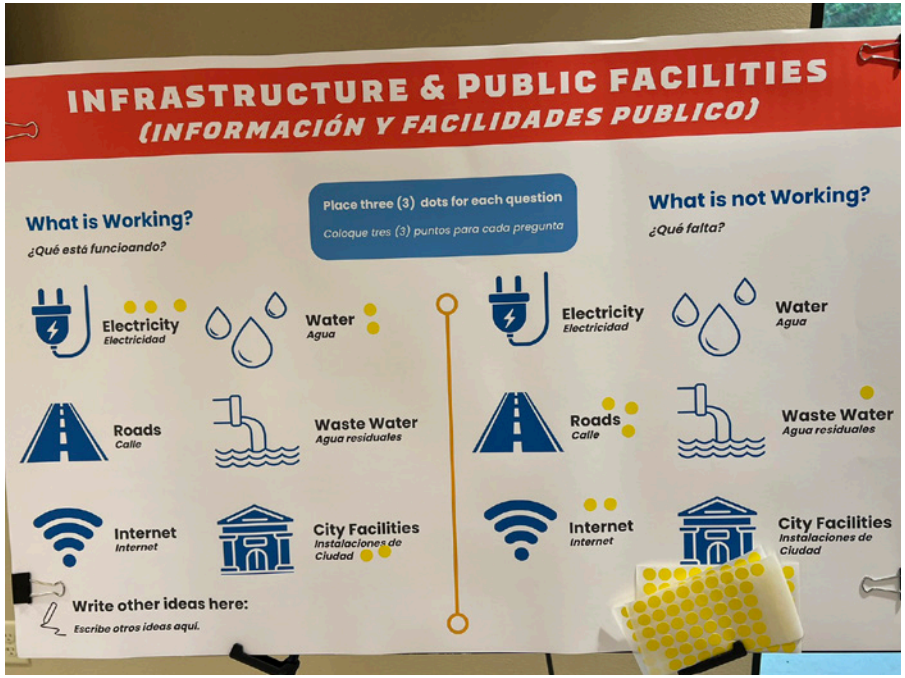




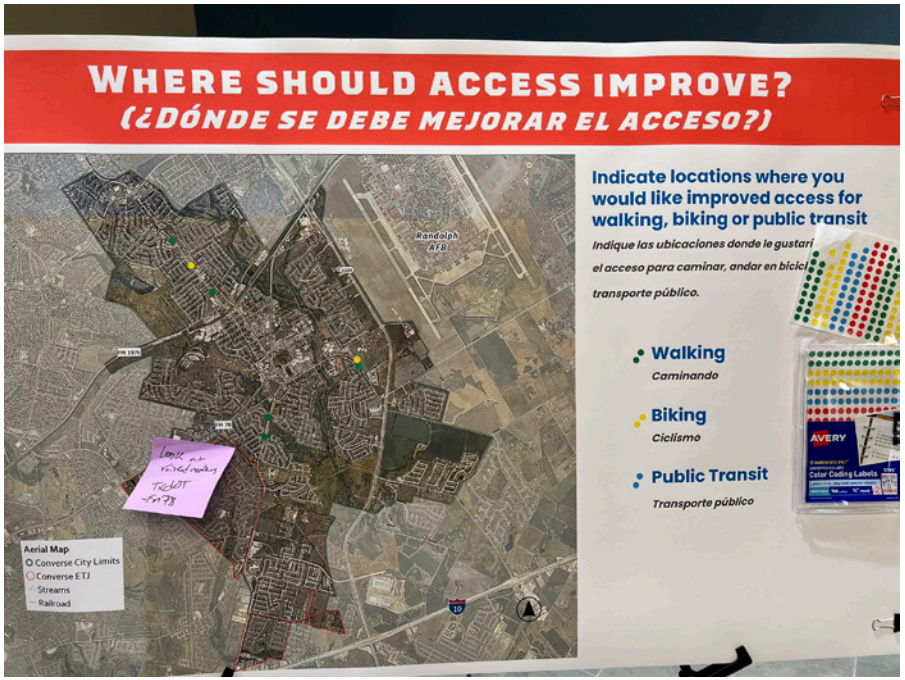
There was no feedback left on the Future Land Use Plan board by participants.



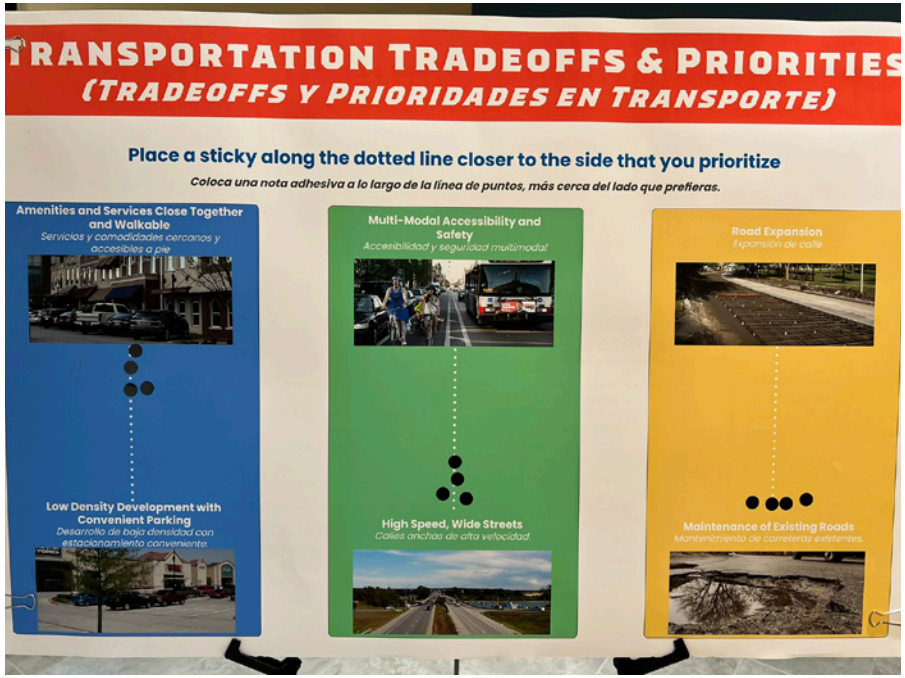
Participants were asked to place a dot next to the guiding principles of the proposed Arts & Entertainment District that they supported. Each guiding principle received at least one dot, indicating that the principles overall align with the community's vision and goals.



When assessing the state of infrastructure and public facilities in Converse, residents were asked to identify both strengths and areas for improvement within the City. Electricity, water, and City facilities were identified by participants as "working," while roads, wastewater, and internet were identified as "not working."



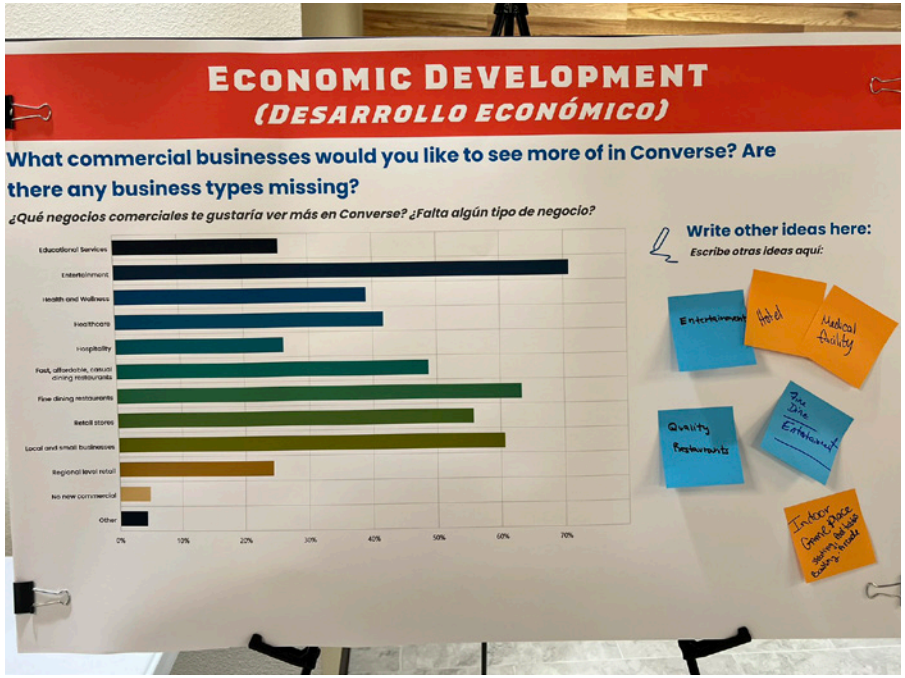
Participants were asked to identify locations within the City that need improved access for walking, biking or public transit by placing color-coded stickers on a map. Trail connections were suggested between the subdivisions along FM 1516, as well as along Thornton Lane and Toepperwein Road. A need for improved biking access was also identified along Thornton Lane and Toepperwein Road.



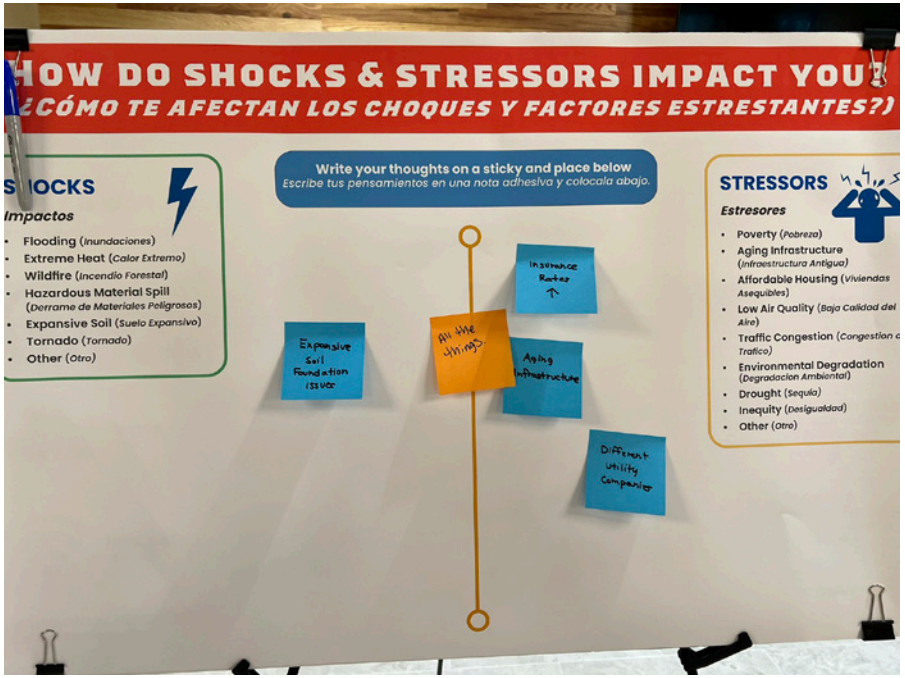
Participants were asked to identify their transportation priorities for Converse. Feedback indicated a strong preference for car-oriented transportation infrastructure, while also emphasizing the importance of improving walkability. Key priorities included maintaining existing roads, providing high-speed and wide streets, and encouraging amenities and services that are located close together and accessible by foot.



When participants were asked how they currently travel around Converse and how they would prefer to get around, they overwhelmingly indicated that they currently travel by car and would prefer to continue doing so. Only one participant expressed a preference for walking to the grocery store.



When participants were asked what types of commercial businesses they would like to see in Converse, they primarily suggested entertainment uses such as an indoor recreation center or bowling alley. Additionally, responses indicated a desire for more hospitality services, including hotels and high-end restaurants, as well as a medical facility within the City.



Participants were asked how shocks and stressors affect the City, describing specific concerns that impact them directly. These included rising insurance rates, aging infrastructure, dealing with multiple utility companies, and widespread foundation issues. One comment simply read, “all things,” in reference to the list of shocks and stressors printed on the board.

National Night Out - Oct 2025

Summary

On October 7, 2025, from 6:30 to 8:30 PM, the planning team held another community engagement event at National Night Out. The event, hosted by the Converse Police Department at Converse North Park, invited participants to provide feedback on the draft Comprehensive Plan using a Halloween-themed activity. Participants were given stickers to place on a board featuring the six common themes of the plan, candy stickers represented themes they most agreed with, while ghost stickers indicated those they least agreed with. The purpose of this engagement was to gather community input to inform the finalization of the Comprehensive Plan.

Key Takeaways:

- Multiple participants expressed that additional gas stations and car washes are not needed in Converse.
- Participants emphasized the need for a greater variety of dine-in and fast-food restaurant options.
- Roadway repaving and general improvements were identified as key priorities.
- Participants noted a need for more trash and recycling receptacles in City parks to help address littering.
- Community members expressed interest in additional recreation centers to provide activities for children during the summer and after school.
- Suggestions were made to improve bus stop safety, including the addition of covered stops with adequate lighting.

Comprehensive Plan Themes		
Theme	**Candy Stickers**	**Ghost Stickers**
Parks and Trails Development	18	1
Recreation and Retail Opportunity	15	1
Enhancements to Existing Facilities and Infrastructure	12	0
Economic Opportunity and Improvements	11	2
Transportation and Mobility Enhancements	10	0
Utilization of Remaining Mixed-Use Zoning	3	6





Residents expressed overwhelming support for the Comprehensive Plan theme emphasizing additional recreation and retail opportunities, parks and trails development, economic opportunity and improvements, transportation and mobility enhancements, and upgrades to existing utilities and infrastructure. In comparison, responses were least supportive of the utilization of remaining mixed-use zoning.

Project Website & Virtual Engagement

The project website has served as a key tool for providing the community with up-to-date information about the project, publicizing upcoming events and engagements, and sharing draft deliverables. It also hosted the online community survey and virtual engagement activities. The website included the following components:

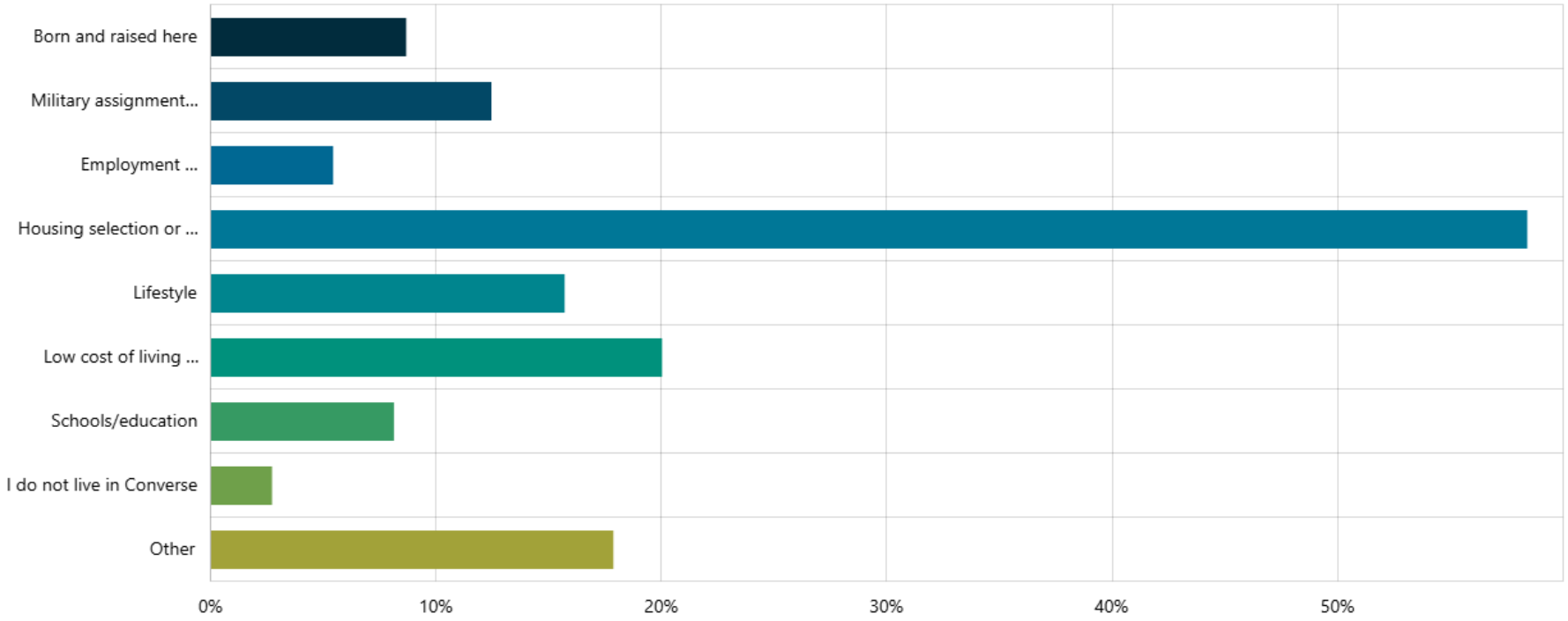
- A landing page featuring the project branding, an introduction to the project and its purpose, a project timeline outlining completed, current, and future phases of work, and buttons linking to the virtual engagement opportunities.
- A project team page introducing the individuals involved in the project, including consultants, City staff, and CPAC members.
- A "Get Involved" page listing upcoming and past in-person engagements and hosting the virtual engagement opportunities.
- A documents page providing links to the City's planning documents, as well as downloadable draft documents and public engagement materials.
- A contact page where visitors could leave general comments for the team or sign up for email updates on future engagements.

Online Community Survey Results

From September 23 to November 15, 2024, a community survey was available online through the project website. The survey was open to all and included online translation capabilities, allowing it to be completed in multiple languages. It was accessible on both desktop and mobile devices. Outreach promoting the survey was conducted through multiple channels, including push cards distributed at National Night Out and posts on the City's social media platforms.

The survey received a total of 181 responses. A summary of these responses follows. Input from this survey, along with feedback and conversations gathered at engagement events, provided the planning team with valuable baseline information and community priorities to guide the development of this project.

1. What is your primary reason for choosing to live in Converse?



When asked what their primary reason was for choosing to live in Converse, most responses related to housing selection or affordability (58.4%). Respondents also stated additional reasons such as the low cost of living (20%) and the lifestyle of the area (15.7%).

2. In your opinion, what are Converse's greatest strengths? What differentiates it from any other city?



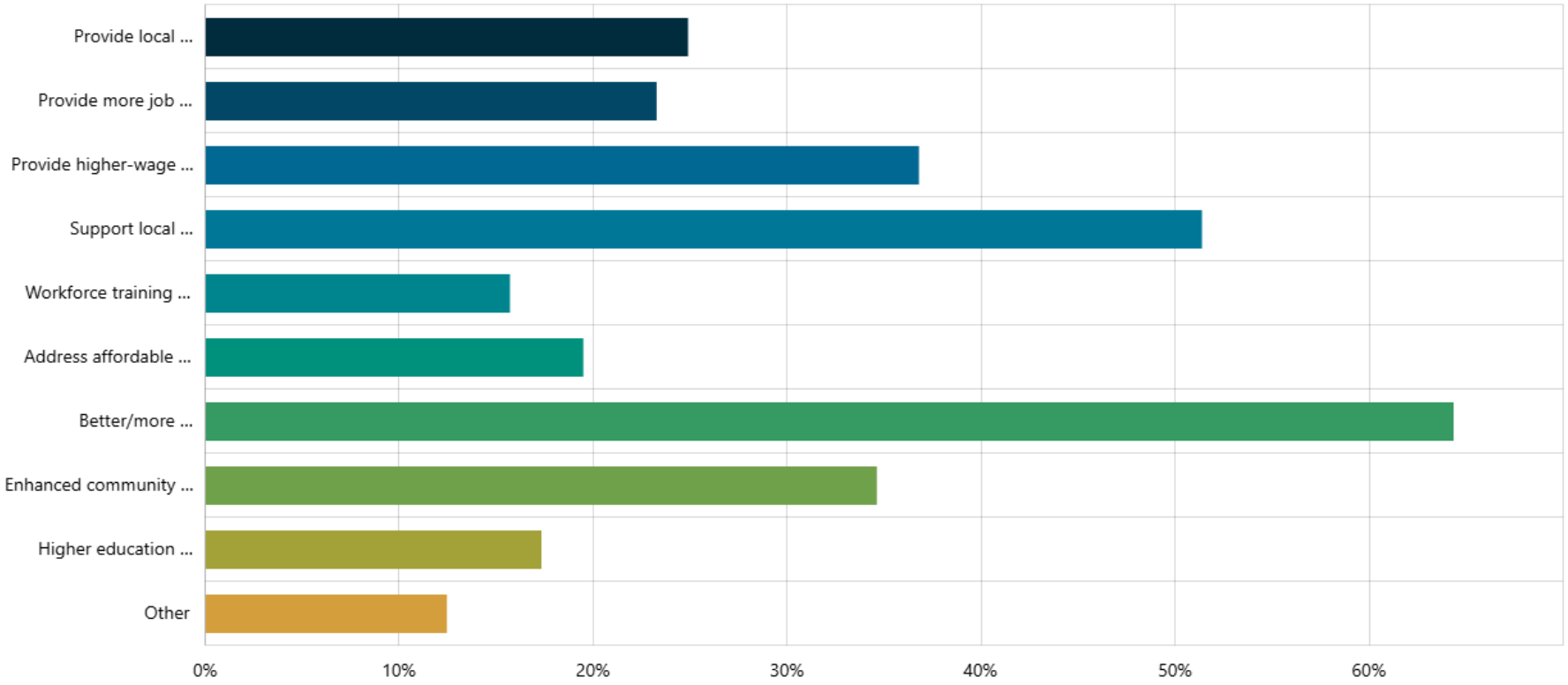
3. What do you think will be the most critical issues facing Converse in the future?



4. What about Converse would you like to see change or improve?

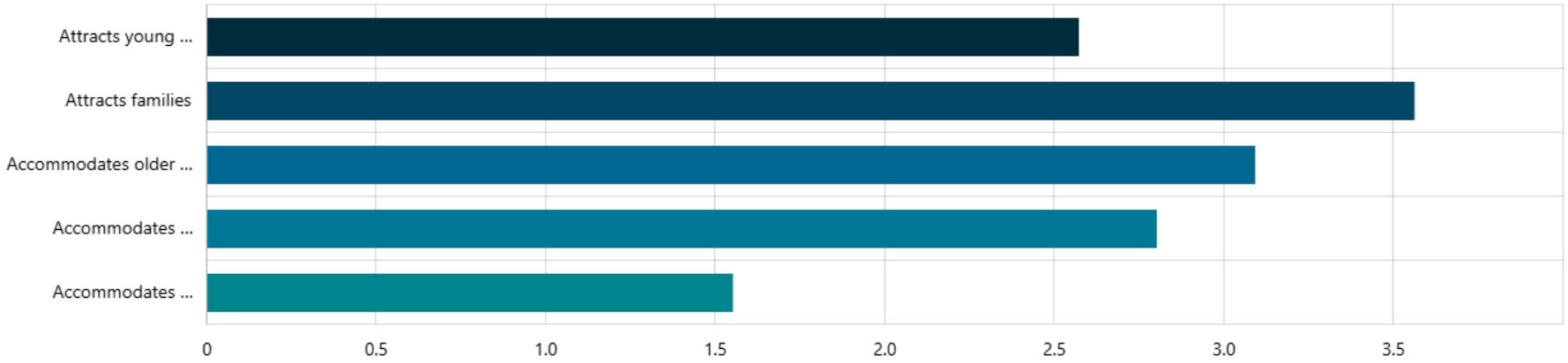


5. In your opinion, how can we support all Converse residents to thrive and prosper in our community?



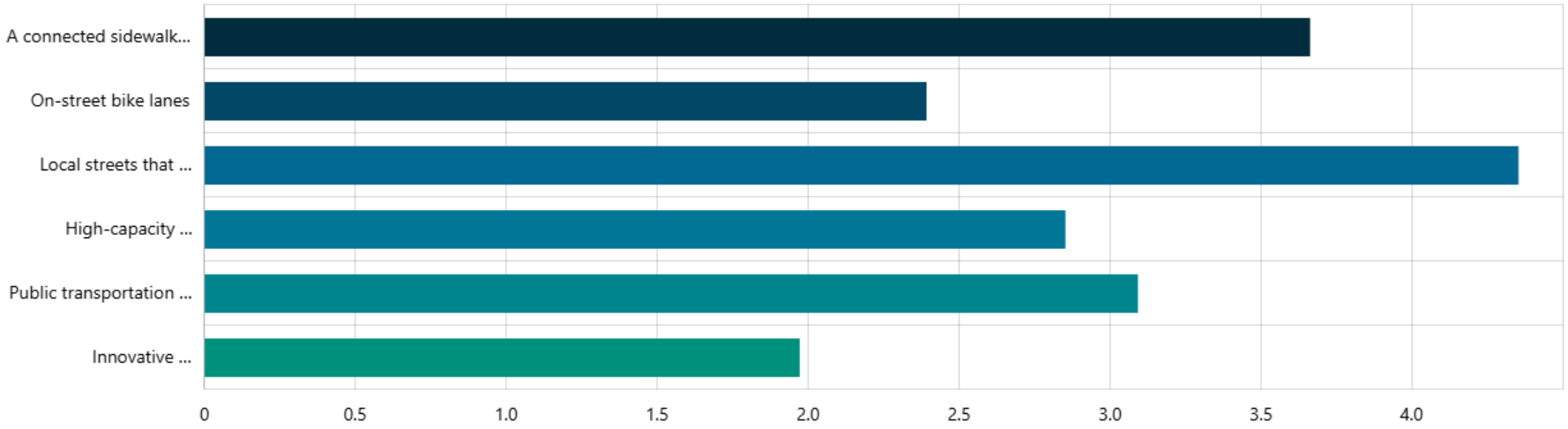
When asked how Converse can support residents to thrive and prosper in the City, most responses related to greater access to retail, services and entertainment options within the City (64.3%). Respondents also stated support of local businesses and entrepreneurs (51.4%) and a greater supply of higher-wage jobs within the City (36.8%) would also helps Converse residents to thrive.

6. In the future, Converse should focus on housing that:



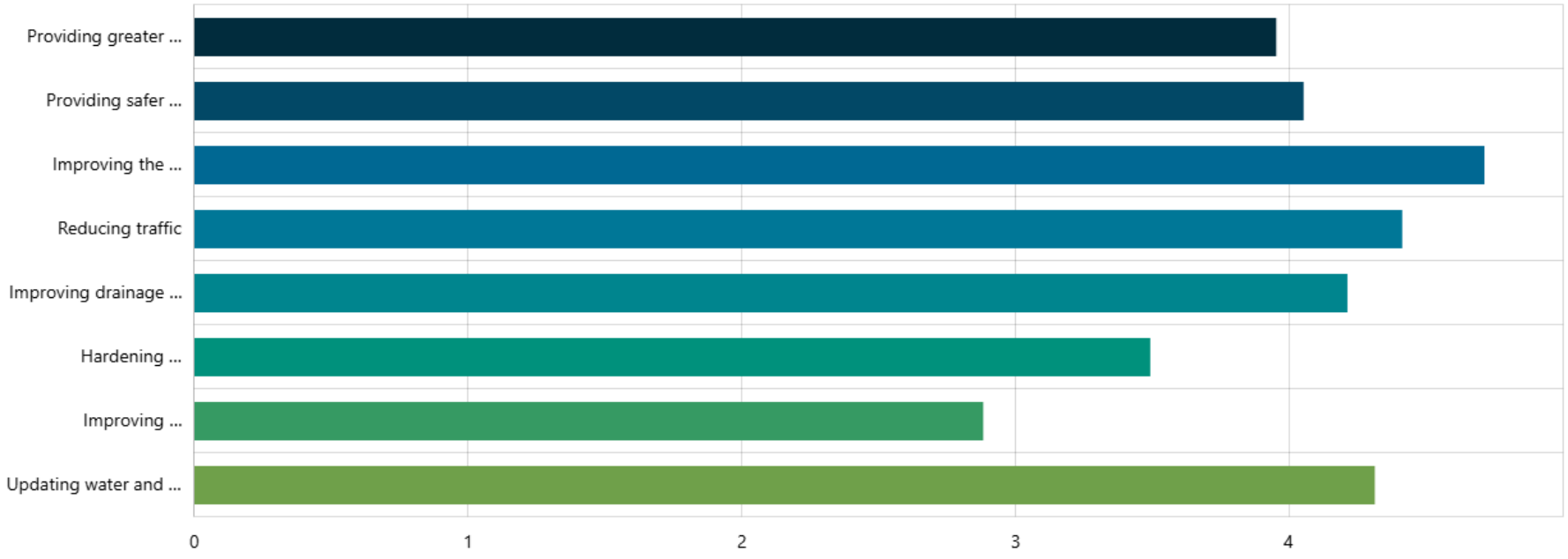
Respondents were asked to rank housing priorities. For most respondents, Converse should prioritize housing that attracts families to the City (3.56). There was also support for the City to focus on housing that accommodates older residents who want to remain in the community but downsize (3.09).

7. In the future, residents should be connected to destinations within the City through:



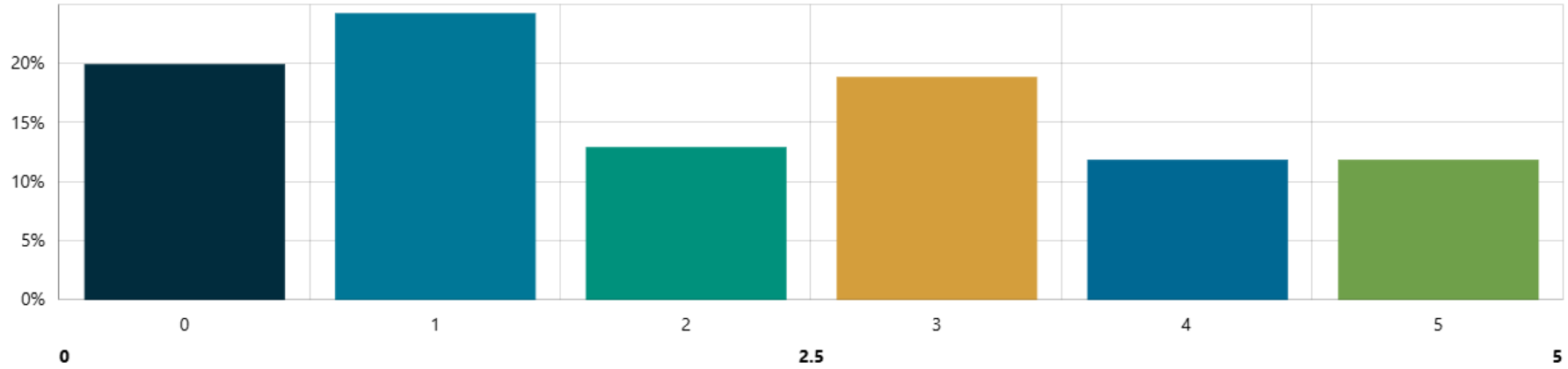
Respondents were asked to rank transportation preferences. For most respondents, they prefer to connect to nearby local destinations using more local streets that accommodate bikes, transit, cars and pedestrians (4.35). There was also an interest in a connected sidewalk or off-street network (3.66) and using public transportation (3.09) to reach destinations within the city.

8. Infrastructure investments the city should focus on:



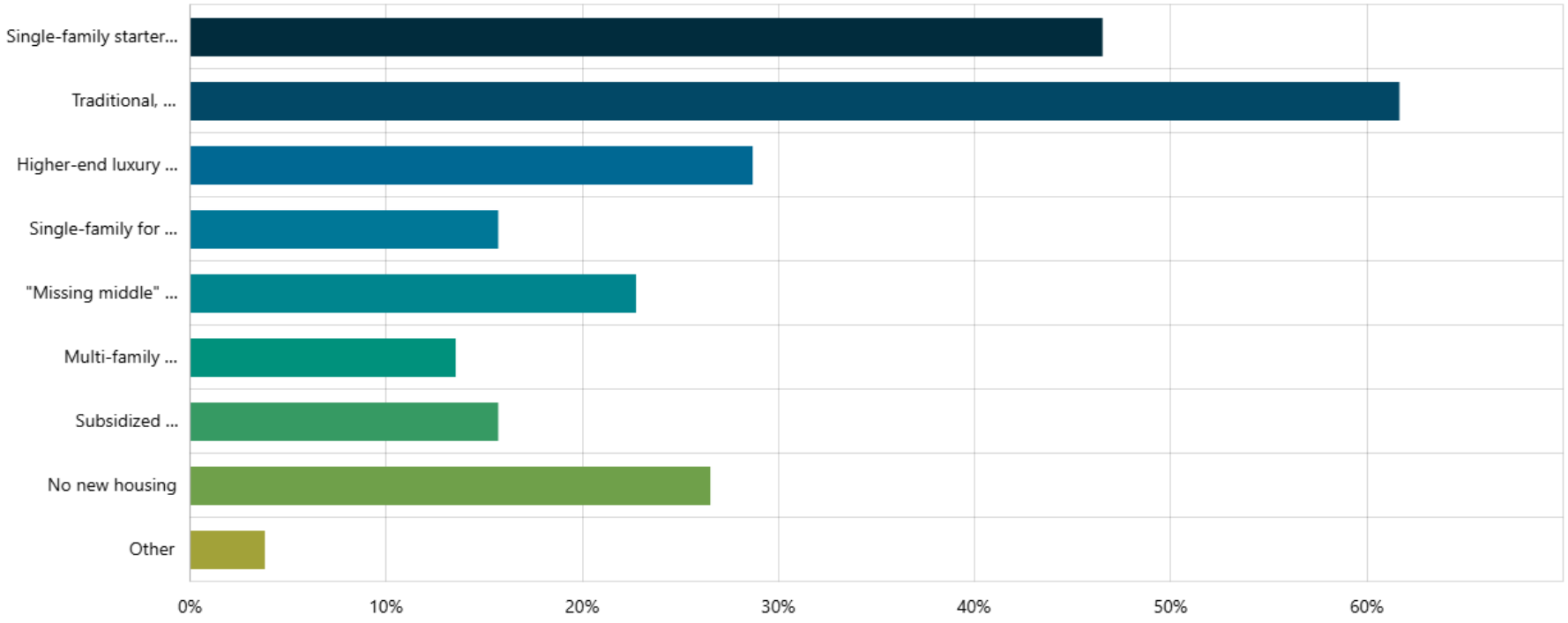
Respondents were asked to rank infrastructure investment priorities. Respondents have the greatest preference towards improving the appearance and quality of key road corridors (4.71). The next priorities are to reduce traffic (4.41) and to update water and sewer system infrastructure (4.31).

9. How supportive are you of bringing more residential land-uses (e.g., housing, apartments) to Converse?



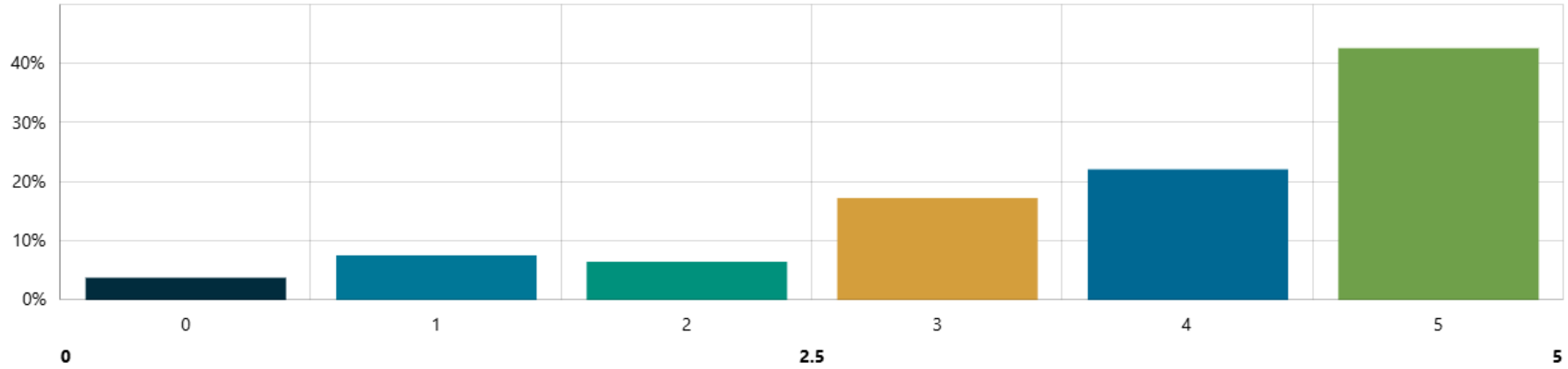
Respondents were asked to rank how supportive they are of bringing more residential land uses into Converse, with 0 meaning no support and 5 meaning very supportive. The results from respondents is mixed, with a greater majority of respondents indicating less support for more residential land uses within the City.

10. I would support more of the following housing options in Converse:



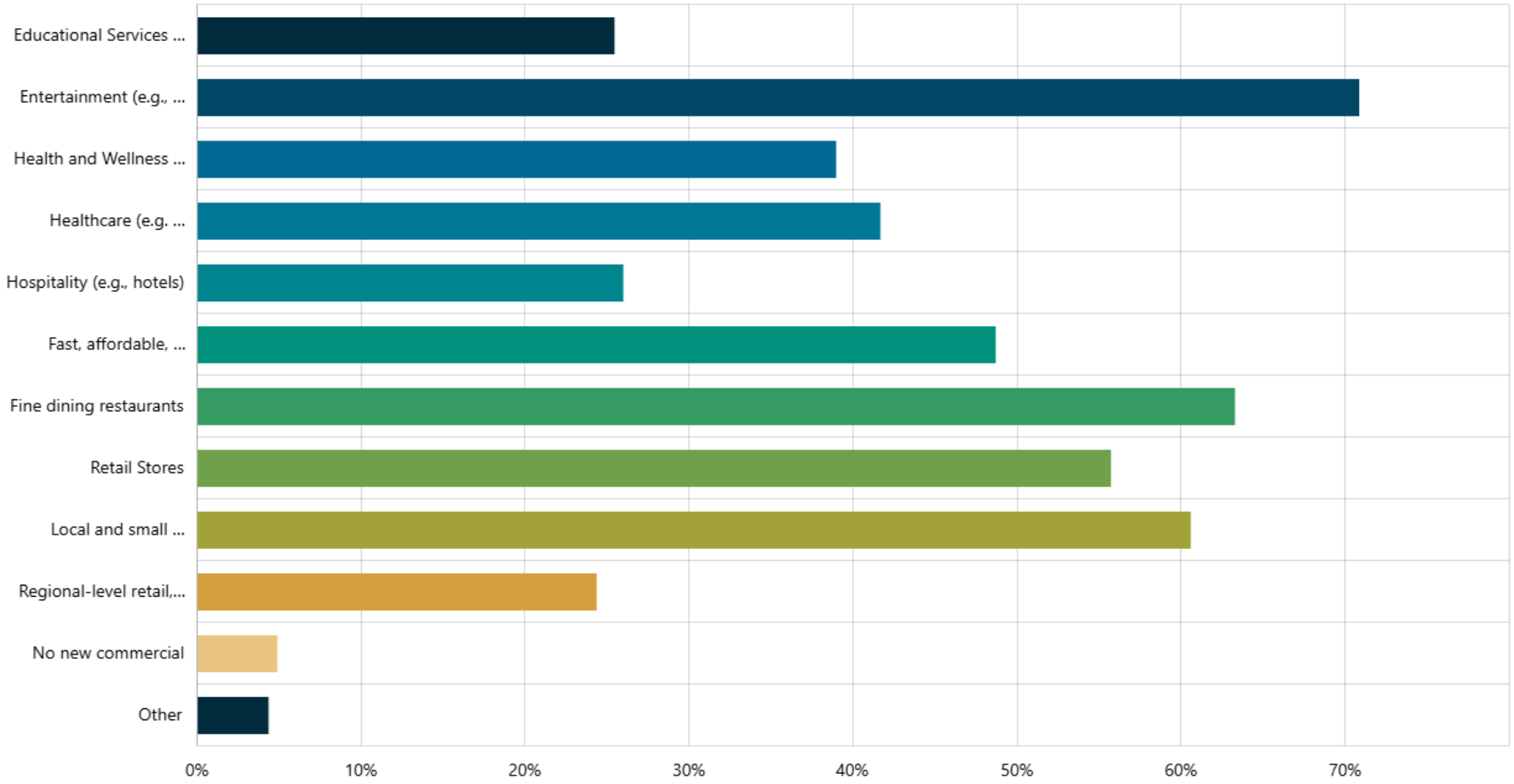
According to most respondents they prefer any future housing in the city to focus on traditional single-family suburban homes (61.6%). The next most popular housing type would be single-family starter homes at affordable price ranges (46.5%). There was also a slight bit of support for higher-end luxury housing (28.7%) and then no new housing in the City (26.5%).

11. How supportive are you of bringing more commercial land uses (e.g., shops, restaurants, offices) in Converse?



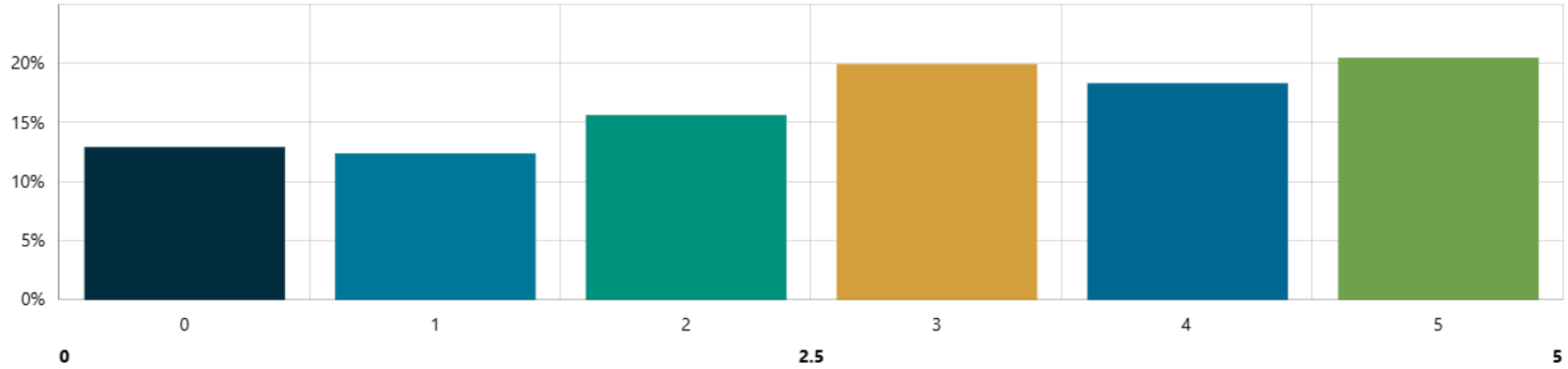
Respondents were asked to rank how supportive they are of bringing more commercial land uses into Converse, with 0 meaning no support and 5 meaning very supportive. The results from respondents overwhelmingly indicate support for more commercial uses within the City.

12. What commercial businesses would you like to see more of in Converse?



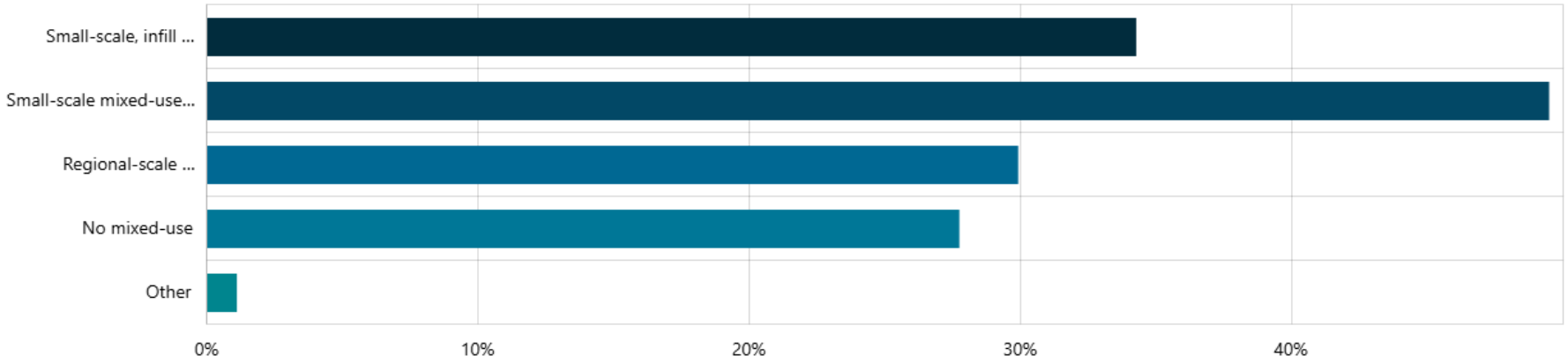
According to most respondents they prefer commercial businesses focused on entertainment (e.g., movie theaters, music venues)(70.8%). The next most popular commercial business type would be fine dining restaurants (63.2%). There was also support from respondents for local small businesses (60.5%) and retail stores (55.7%).

13. How supportive are you of bringing more mixed-use developments (e.g., areas where residential, commercial and recreational uses are combined) to Converse?



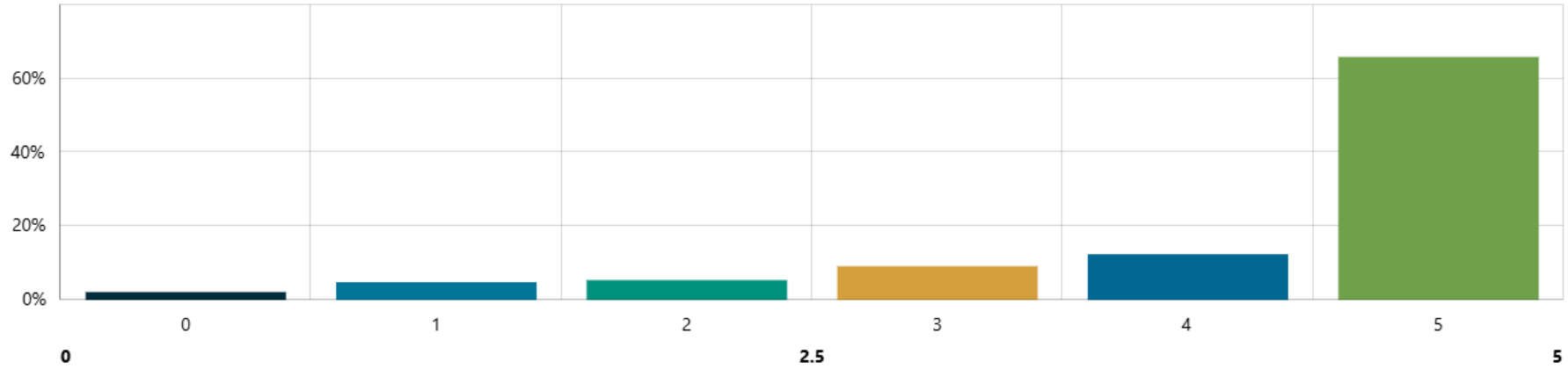
Respondents were asked to rank how supportive they are of bringing mixed-use developments into Converse, with 0 meaning no support and 5 meaning very supportive. The results from respondents indicate a general level of support for more mixed-use developments within the City.

14. What types of mixed-use development would you like to see in Converse?



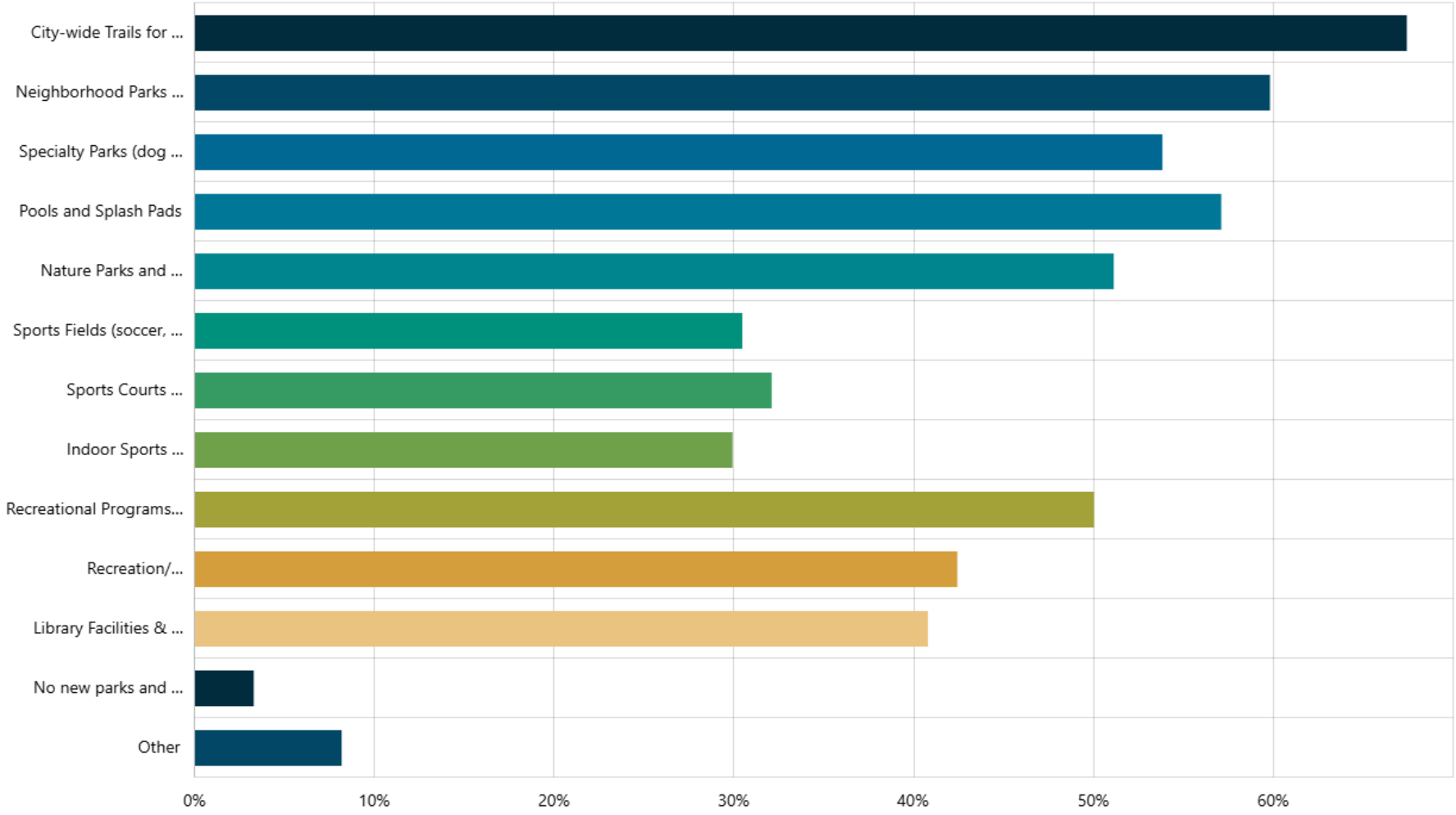
For most respondents they prefer mixed-use developments that are small in scale with businesses on the ground floor and offices or lofts up to 3 stories which are on multiple lots (49.5%). This type of mixed-use development is called a small-scale mixed-use activity center. There was also some support for small-scale infill mixed-use developments (34.2%). This mixed-use development type is similar to the small-scale mixed-use activity center but is only contained on one lot.

15. How supportive are you of bringing more recreational/green land-uses (e.g., parks, trails, community gardens) to Converse?



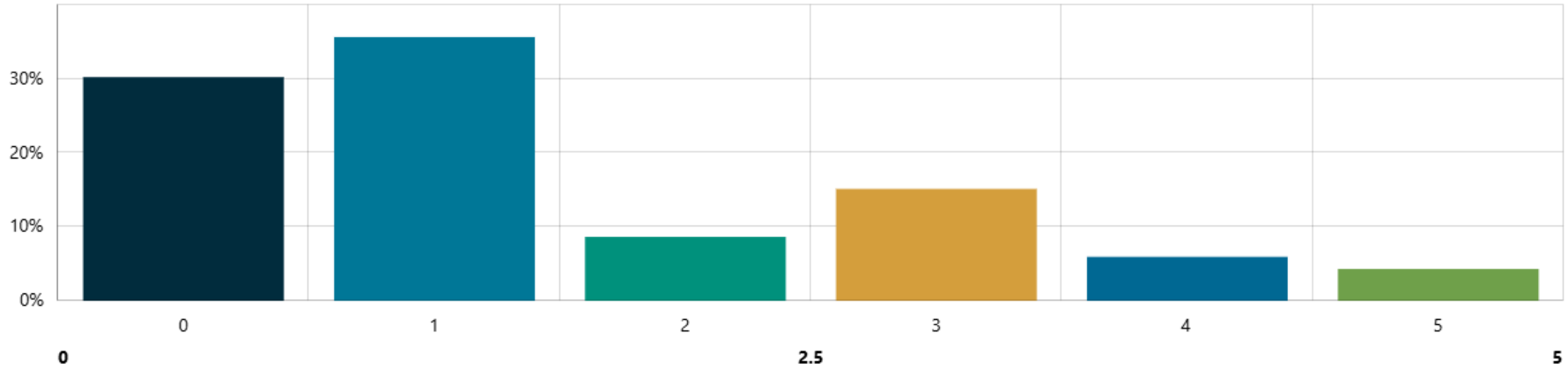
Respondents were asked to rank how supportive they are of bringing more recreational/green land uses into Converse, with 0 meaning no support and 5 meaning very supportive. The results from respondents indicate overwhelming support for more recreational/green land uses within the City.

16. What parks and recreation opportunities would you like to see more of in Converse?



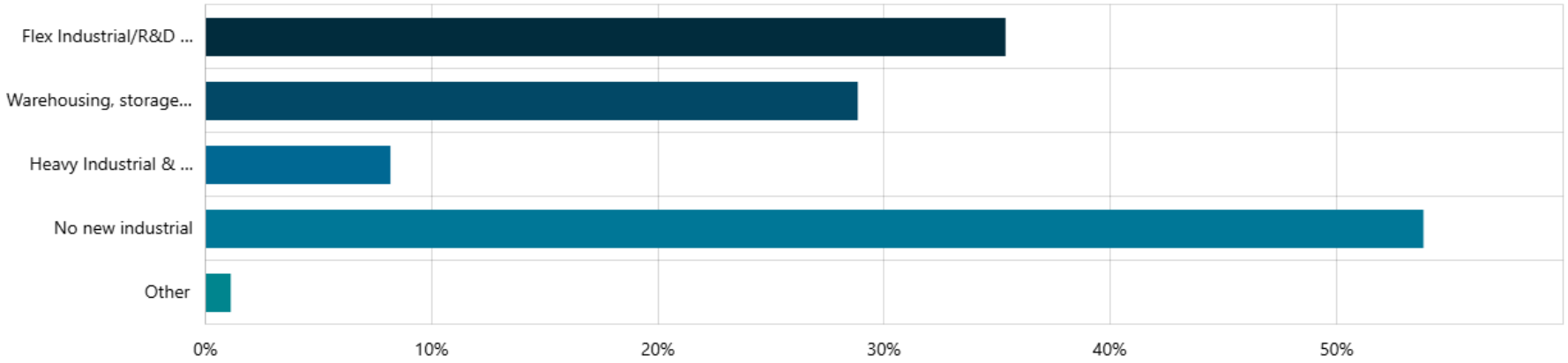
When asked what parks and recreation opportunities respondents would like to see more of in Converse, city-wide trails for walking and biking received the highest level of support from respondents (67.4%). They also showed support for more close-to-home neighborhood parks (59.8%), a greater number of pools or splash pads (57.1%) and the inclusion of specialty parks such as dog parks or skate parks (53.8%) within the City.

17. How supportive are you of bringing more industrial land-uses (e.g., factories, warehousing) to Converse?



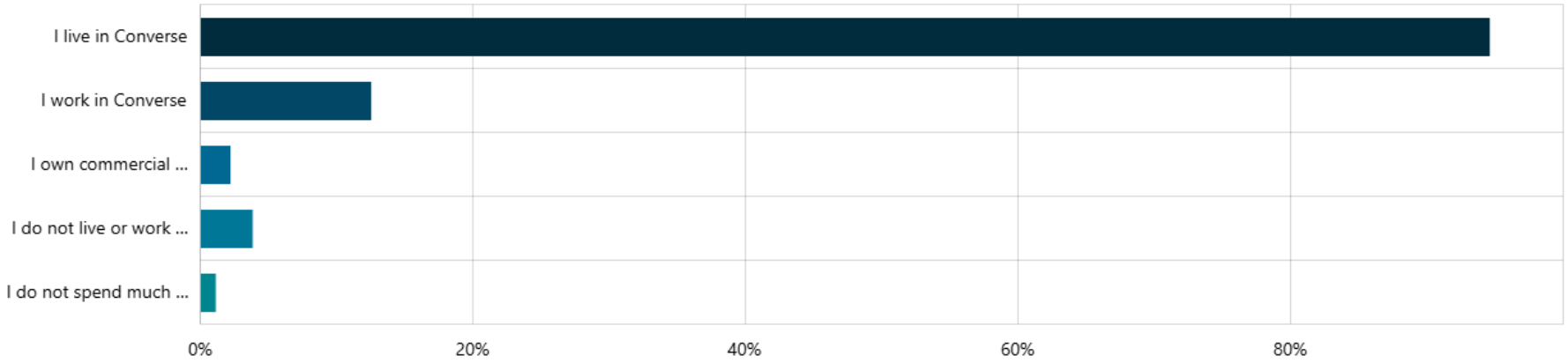
Respondents were asked to rank how supportive they are of bringing more industrial uses into Converse, with 0 meaning no support and 5 meaning very supportive. The results from respondents indicate a lack of support for additional industrial land uses in the City.

18. What types of industrial development would you like to see more of in Converse?



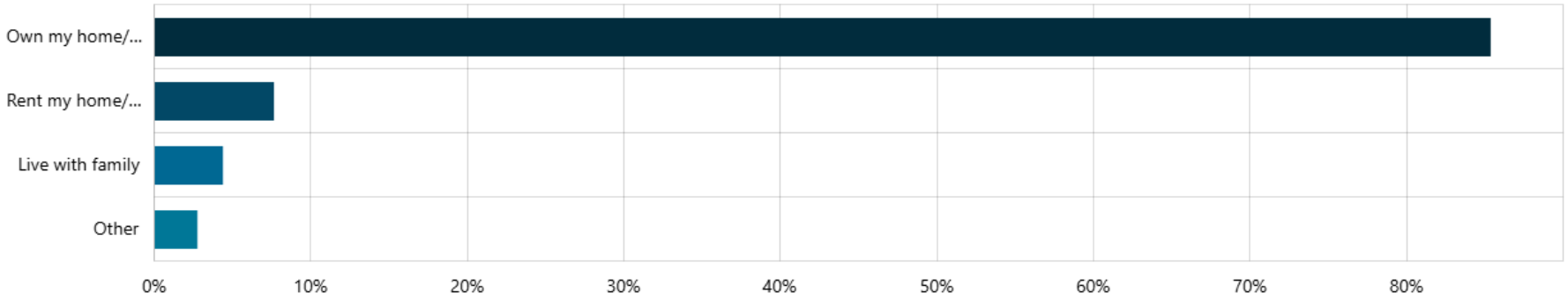
For most respondents they would like to see no new industrial development within the City (53.9%). If industrial development does come to the City respondents support flex industrial/R&D industrial uses which include office along with clean manufacturing and warehousing (35.3%). There is also a slight bit of support for warehousing, storage and logistics industrial uses (28.8%).

19. Which of the below describes you?



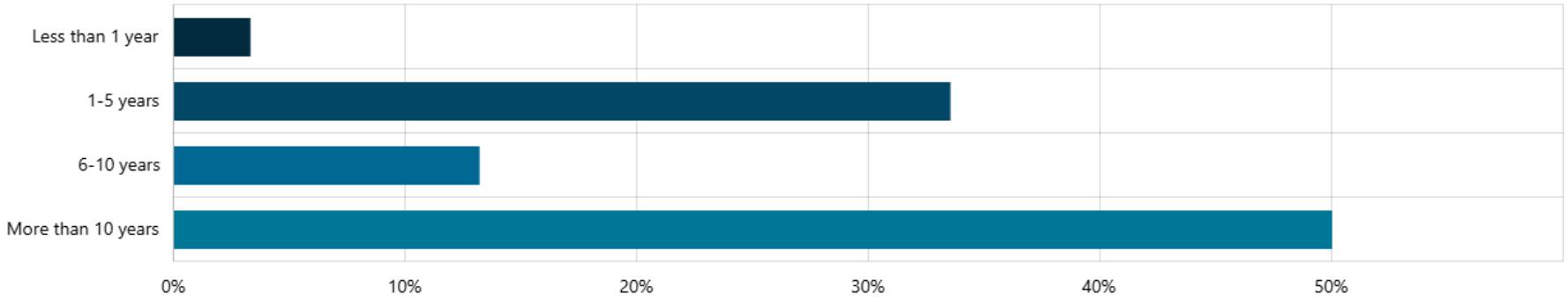
The overwhelming majority of respondents live in Converse (94.6%), with a few respondents working in Converse (12.5%).

20. If you live in Converse, what best describes your living situation?



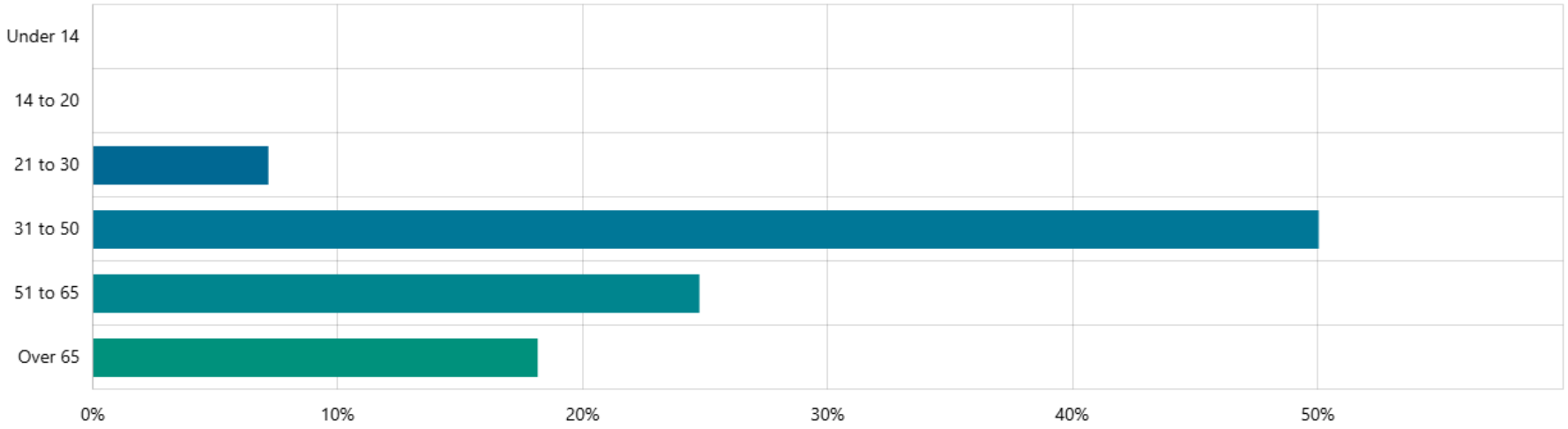
Most respondents own their own home or condo (85.3%). Some respondents rent their home, condo or apartment (7.6%).

21. If you live in Converse, how many years have you lived here?



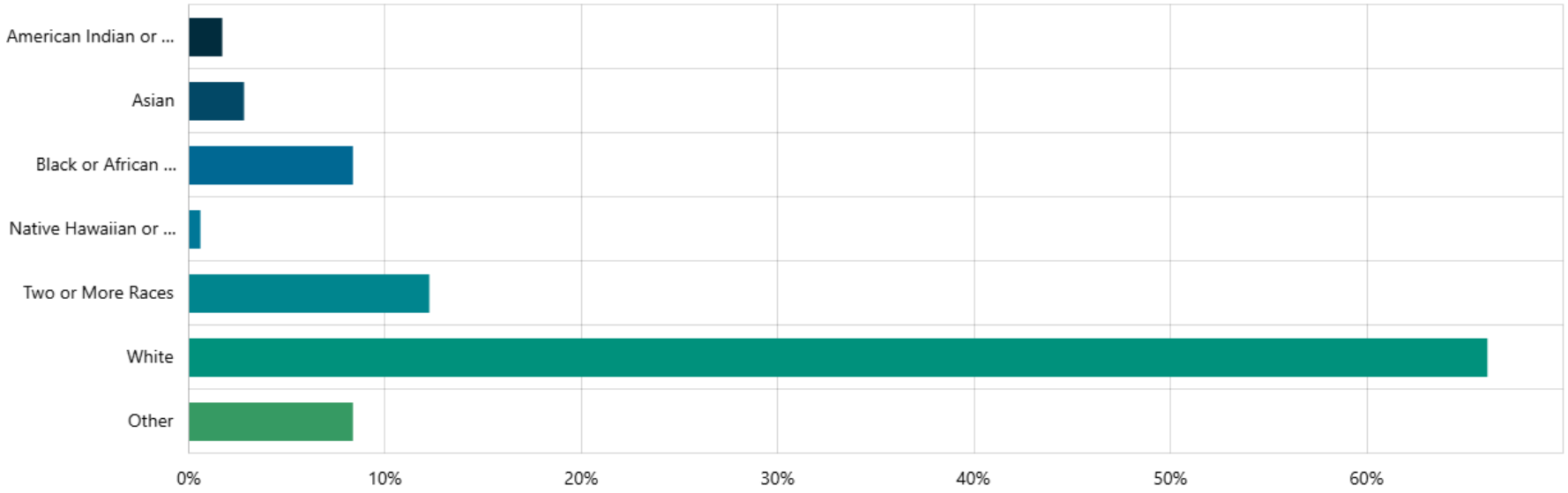
When asked how many years respondents have lived in Converse the majority have lived in the City for more than 10 years (50%). There was also a number of respondents who have lived in the City for less than 5 years (33.5%).

22. What is your age?



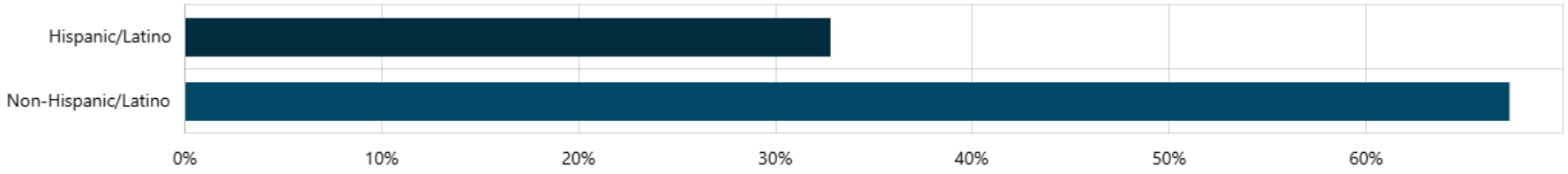
Respondents who participated in the survey are between the ages of 31 to 50 (50%), with the next largest group being those between the ages of 51 to 65 (24.7%). The survey received no respondents under the age of 20 and overall skewed older in participant age.

23. What best describes your race?



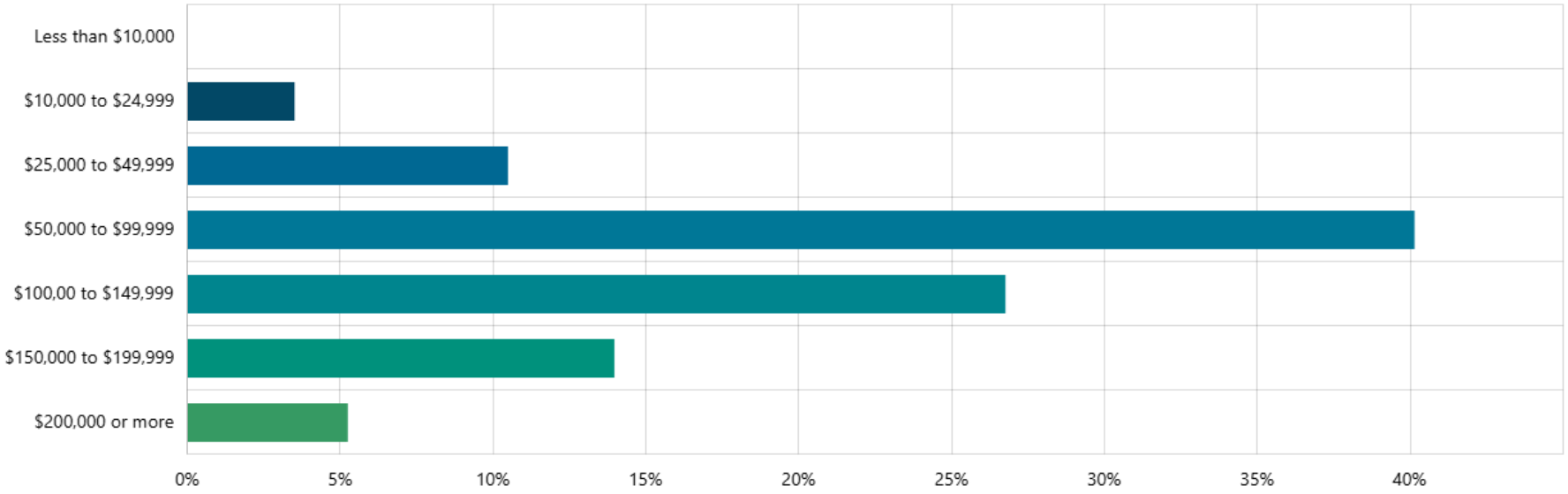
The majority of respondents are White (66.1%), with the next largest group being those who identify as two or more races (12.2%). There is an underrepresentation of participants from other racial groups.

24. What best describes your ethnicity?



When asked what their ethnicity is, most respondents stated they are not Hispanic or Latino (67.2%) with less respondents identifying as Hispanic or Latino (32.8%).

25. What is your household income in the last 12 months?

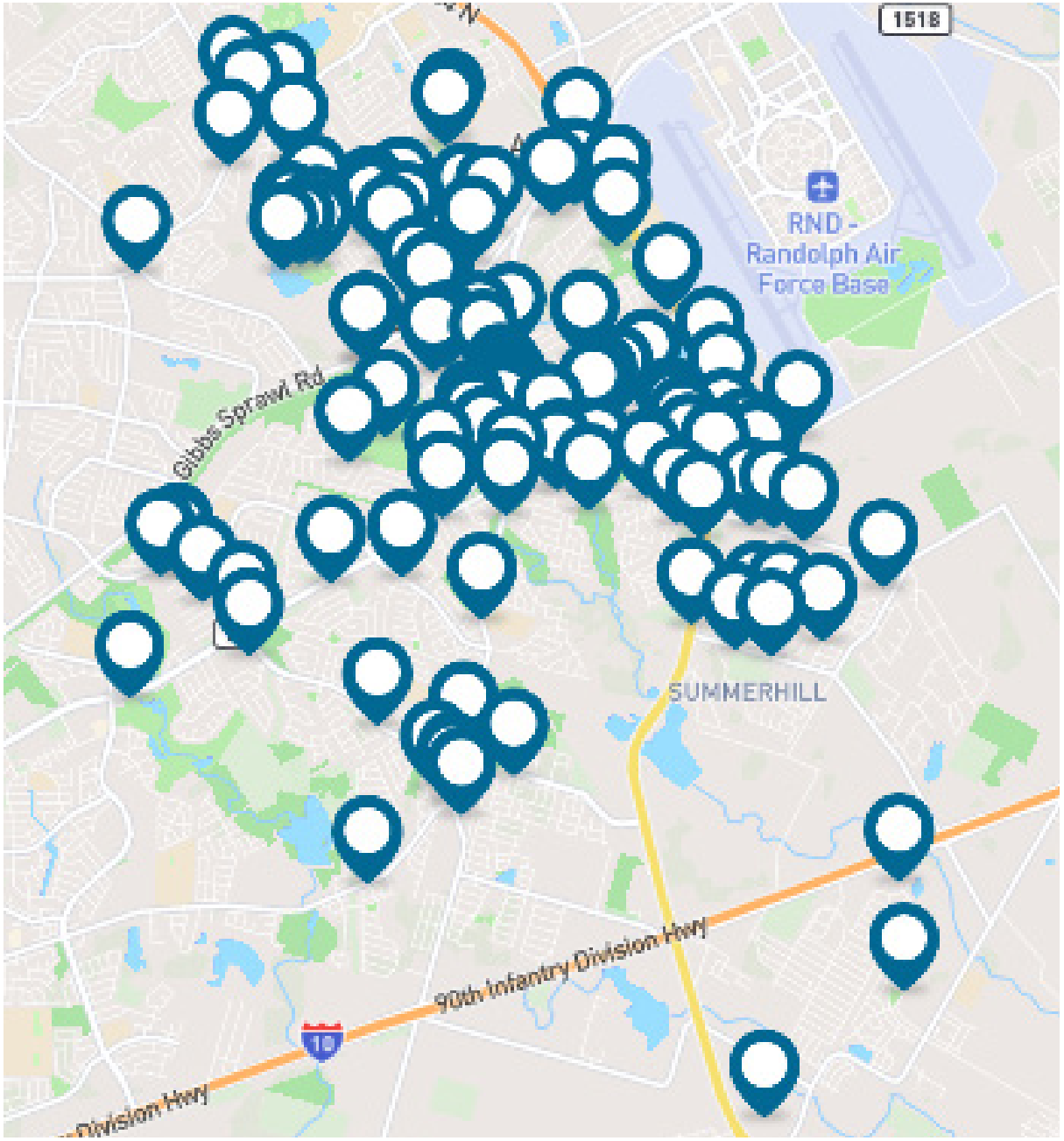


The largest share of respondents make an annual income between $50,000 to $99,999 (40.1%) with the next largest group being those who make an annual income between $100,000 to $149,999 (26.7%). Respondents overall skew higher in annual income.

Online Mapping Comments

Another virtual engagement offered for this plan was an online mapping exercise where visitors could leave geo-referenced comments on a map of Converse. Participants could read the comments left by others and up or down vote them to show agreement or disagreement. This is useful in helping the planning team understand which comments rise to the top in priority during the creation of recommendations.

All comments from the mapping exercise can be found on the following pages, although they are not geo-referenced, as they were when the planning team reviewed them via the online platform. The online mapping exercise opened with the launch of the project website in September, 2024 and was available for continuous participation throughout the entire project process.



Online Mapping Comments
There's a lot of new construction in this area. We would greatly appreciate some stores, gyms, daycares, etc close by
A via bus stop in this area would help out a lot. Even if it just comes here and then drops off at the Randolph Park and Ride. Will help with transportation.
Residents and guests drive too fast in this residential neighborhood. Speed limit signs, children play signs or even speed humps should be installed.
I think a gate that helps enforce the times that the park is open/closed would be great. I live next to the park and you see and hear people in the park at all hours of the night. It would help with trash and graffiti left in the park. I think a sidewalk from the red playground to the basketball court would be nice. I also think a splash pad or dog park would be perfect here.
We need speed bumps on windburn all the way through and also on meadow branch. Way too many cars speed through here at all hours. I have had way too many close calls of being hit as I am either entering no leaving my driveway. Not to mention the many times I have come close to being run over going to my mailbox because drivers aren't paying attention and don't try and say emergency vehicles can't drive over speed bumps they do it in San Antonio all the time.
Development of food establishments and family friendly facilities in open pockets along 1604 will provide job opportunities for young people in the surrounding communities and potentially increase revenue to the city. This side is sort of a dead pocket of opportunity.
Bike Lane Improvement. Specifically between the lights at 1976, Toepperwein and S. Sequin Rd intersections and access to/fro on cycle. With the new traffic lights, you've taken off/cut off the shoulder significantly to allow safe passage.
I bike this area all the time and didn't even know it was here till I saw it on this map today. That's how little signage. Didn't even realize its a camping spot, too. Perhaps add at minimum a restroom and better parking. It looks like a unique spot. Historical to be preserved.
Please add a paved trail between this area and the Miramar housing area for people to BIKE or WALK connecting the areas. Avoiding the Rocket Lane Schaeffer Rd traffic and enjoy the bit of waterway/shade this area has to offer.
Why is there TWO names for this Road? Either make is Schaeffer Rd or Rocket Lane. And now you've added Lady Rocket Way to the mix. Do you realize how confusing it is to give directions? Pick a name and stick with it. Please.
Add more shade canopies to this park. Thank you.
Please add SHARE THE ROAD bike signs on Copperway and Copper Gate (facing outward to Thornton Lane). Plenty of cyclists in this neighborhood and traverse Thornton Lane and driver awareness is critical. Signs may jog their memory to be careful when approaching the Stop Sign.
Thornton Lane gets a LOT of pedestrians. We are forced to walk in the weeds/grass(?) on uneven surface. Or we walk in the road. The traffic on this one access has dramatically increased. Please add a sidewalk in future planning.
PLEASE add SHARE THE ROAD BIKE SIGN. This is a highly traversed biking road with plenty cyclist. If this is not a Converse decision, please work with TxDOT to install this sign. If only as a reminder to drivers that there is vulnerable humans on the road
Copper Gate gets way too many speeders. The posted 20mph is often ignored. This is a major school children and pedestrian walk way for public to use and exercise. Consider upping traffic control to send the message.

Online Mapping Comments
In future expansion, please consider adding a dedicated BIKE lane from 78 Intersection of S. Seguin Rd all way to Schaeffer to allow access for cyclist traveling Schaeffer/Rocket safely heading towards the Public Library and Water Department. Accessing Post Office via BIKE is also requested via Schaeffer/Rocket.
Please connect the BIKE lane to the North and Converse Parks as was promised several years ago. Wish to ride from one side to the other safely.
The old football field is an ideal location for a splash pad similar to those in Selma and Universal City, especially considering the pavilion is nearby.
Why are barrels still in the left only lane. Whoever designed this intersection needs his head examined. I thought originally that it was going to go over the railroad tracks as an overpass and continue straight and join up with Toepperwein Rd.
We need a light here especially once this road has more lanes.
We should Try to get a CVS or Walgreens to put a store in this area. It would give the neighborhood easy access to quick shopping and would allow people driving 1604 a place to get items quickly without having to go into uc or go down fm 78.
Can you please work with City of Schertz to fix Lower Seguin; this road has damaged too many cars with all the potholes!
Why are all the streets on this side neglected?? Not to mention the lack of up keep of trimming the grass.
Every street in this community needs to be redone!
Need a traffic light at the entrance to the community. Very hard to exit during morning and afternoon rush hour.
A CROSSWALK IS NEEDED WITH FLASHING PERSON SIGN. MANY PEOPLE WALK THE AREA INCLUDING KIDS TO AND FROM SCHOOL
With our subdivision being so far out crime has increased since we bought a few years ago. Be nice to have law enforcement patrol more regularly.
This area has been close for almost a year since the accident with the 18 wheeler. A walkway bridge would be great or even just simply fixing the broken/ fallen down crosswalk.
Upkeep for doggy bags would be great. So many people leave dog droppings behind dude to the lack of doggy bag stations. Water fountains would be great too.
Is there any planning in place regarding the now empty family dollar building. The neighborhood really benefited from having an area store for quick stop shopping for home / grocery /clothing children etc. We now in this area do not have that, the convenience is much needed. We are surrounded with a plethora of eating establishments, but nothing retail or multipurpose related.
Worst street in this community; the dips and bumps are not normal!
Having buses come farther down Seguin than the one stop by the high school would encourage more people to rode.
Fix the roads
Add a park and side walks on Graytown road that connects the communities

Online Mapping Comments
This building is falling apart as we speak it was too small to accommodate staff from inception. Everyone on council and executive staff should be ashamed of this eyesore shit hole. Converse is a complete failure thanks to Al Suarez and his idiot team. “Lowest taxes since 1987” yeah well thats why the city looks the same as it did 40 years ago.... Like shit.
Would love for more things for the children to do; maybe a EVO, andrettis , more restaurants, grocery stories, shopping . We love to get everything i need in my own ecosystem (city).
Concern is too many gas stations and car washes in the area. 10 gas stations within a 5 mile radius from where I live. We need more shopping and sit down restaurants.
El patio cafe is a blessing ! Clean & delicious food.
Two issues here: First, I am hoping that Hilltop (main street) will be connected to Toepperwein Rd. at Schuman Rd. area instead of another dog leg. Second, Fire Dept. Training Bldg. yard, 8’ privacy fenced or moved to a more unsightly location. THANKS!
Family Restaurant (Cracker Barrel, Papa Dante, ETC.) would be nice coming into Converse.
It would be nice to have a splash pad here!
Need more restaurants and shopping here, especially since there’s extremely limited public transportation and it is not close by. Want more than just gas stations.
I’ve lived here for 26 years and I’m worried about the children that practice running up and down Kunepper rd. Since they build the new subdivision and factories the traffic has increased by 100%. The kids have to run on the uneven grounds to get off the street. The street does not have a separating lane marks. The increase of drivers could be dangers for the school kids and people trying to walk for exercise. In all my years of living here I’ve never seen so much trash like beer cans, leftover food, glass drinks, girls underwear etc.
Widen this road and extend the turn lane into Santa Clara Neighborhood.
Love this park and use it frequently so good work so far guys but I think we could use some more trees especially drought resistant and native ones to add shade to the paths and a plan to water them till they are established!
Rocket Lane new paving is horrible. Even though it’s not done, I bet the issues will be over looked for the fact residents are ready, contractor is over it. But we waited this long let’s get it right. City inspector should really go out there and drive it and walk it. Hold the contractor to the terms.
Road drops off considerably. Severe road damage causing damage to vehicles. Thornton Lane needs repaving from Coppergate to Rocket Lane.
“Dogs are a problem- people do not pick up behind their dogs in the park near me New people moving in should fill out a form that they would do the following: keep the yard neat & clean keep their kids on their property Stop blowing trash into the streets Do not block others driveways”

Online Mapping Comments
Drainage grate and road are on separate levels needs repairs.
Rocketlane new paving is horrible. Even though it's not done, I bet the issues will be over looked for the fact residents are ready, contractor is over it. But we waited this long let's get it right. City inspector should really go out there and drive it and walk it. Hold the contractor to the terms.
Finish the road construction. The new cut through. Waste of tax payer money and time. Let's get this resolved already.
Traffic light patterns is what causing the major back ups. They aren't syncing correctly with each other. Turn left onto 1516 and then the next light a few feet up is immediately red. It's the same messed up traffic pattern in all directions even at Topperwien /1516 light.
Roads right in front of Judson Stadium needs re-stripping. I was run off the road months ago because someone didn't know it was two lanes, not one. And if you try and look at the stripping it's not present. Plus cross walks in the area of Schaefer and Rocketlane lane needs painting for pedestrian, student safety.
Safety issues. Traffic delays. Without stop signs or a traffic light Thornton Lane will be backed up for miles especially during school drop off and pick up times. When temporary stop signs were present the flow moved so much better. The lack of planning for this intersection was a fail.
Marker there's a lack of walkways / bike paths between these neighborhoods. The walkablity rating is zero if I'm trying to visit friends in the next neighborhood over. Recommend building bike path or sidewalk between the neighborhoods.
Huge, vehicle damaging, dip in the road with no warning signs. Either place signage or resurface.
This parcel of land I was told could not have houses built but what about a park for the surrounding neighborhoods. Walking paths, playgrounds, etc?
Need better drainage on our roads. Less congestion on roads plus flooding during heavy flash rain storms. Clear out some trees to reduce natural fire hazard
As I drive through surrounding areas such as Live Oak, Universal City and Windcrest there is a stark difference between those places and Converse. Here is what I notice: the streets are well maintained (without potholes) and paved, the lane markers are clear, common areas are mowed, continuity and consistency of signage, etc. In Converse areas are not mowed along the side walks, roads have potholes and are uneven, streets are sometimes dirty, and the area by the railroad tracks has construction markers for years. There seems to be no plan. Well kept areas make a city desirable. And when you drive down Converse's side of Toepperwein Rd and Live Oaks side of the road it is clear that leaders in one city have a clear plan and the other do not. I'm disappointed but I hope to see immediate change. (And 2050 plan does not have to be in place to start making a some difference. It should not take much effort to mow along curbs, sidewalks and common areas.) As far as a larger plan that may take some time ensure that the roads are paved, signage is clean and consistent, plan with a design and intention. And stop spending money on city offices and buildings before you spend money on things that actually benefit citizens.
A stop sign at the intersection once construction is completed would allow traffic to continue to run smoothly as it has during construction
Bumpy, clumpy choppy most unattractive street Margarita hill converse, Texas 78239. Please get this street taking cared of . Also, the traffic to leave loma alta community due to people not following the 30 mp drive .
This part of the road crossing over the creek's bridge keeps sinking and creating divot and gaps on the road/ connection.

Online Mapping Comments
Road needs repaving.
Finish the ditch in concrete. Build concrete fence like in Schertz and Cibolo areas for neighborhood due to increase in noise, accidents, etc.
Add a small playground for property across from fire station or land right by the fire station.
House caught on fire. Already condemned. Should be torn down as it attracts infectious animals.
There needs to be a better plan for the traffic caused by the Idea charter school. It never should've been built without the infrastructure in place. Too much growth in the area and not enough room on the roads. Plus, there are no sidewalks for these kids to walk home safely which forces parents to drive them and contribute to the traffic nightmare in this area.
There should be two left turn lanes here, not two right turn lanes.
We could use more shopping and meal options in this area. Not cheap fast food but healthier or more sit down options.
We don't need a car wash, nail salon, vape shop, or gas station anymore. The city is over run with them. We need nicer restaurants and quality shopping.
It is do difficult to get onto FM78 from this spot. There needs to be some kind of access. Not a light since there is one right after but this spot can be impossible.
There should be a light here not just for the pedestrian cross walk but a traffic light. There have been a lot of close calls and this may help with the congestion that occurs there.
It would be nice to have a variety of commerce here.
Sidewalks in Northampton are broken, jagged, and unusable for strollers and bikes. This forces pedestrians into the road with a 30mph speed limit.
Our public library is the gem of the city. It deserves and would put to excellent use every additional opportunity for programs, support, and budget.
Can there please not be a vape shop anywhere else in this city? There are too many and right across from a school.
When will this connect with 1516? People cut through the Knox subdivision to get to 1516 and the volume of traffic is awful.
Intersection needs repaving. Horribly bumpy.
Need light in entrance to see exit/entrance.
Get rid off or fix traffic lights. They would not change the light to turn.
This entire intersection needs to be improved. It's a major intersection for Converse and looks run-down. Business need to be held accountable for their properties and invest in visual improvements.
Would be nice to add additional retail around Dollar General. Nothing to crazy that would disturb the neighborhood behind it, but having just one standalone building just seems wasteful.

Online Mapping Comments
This intersection should have been a traffic circle. Impossible to turn left at peak hours.
This intersection is terrible at peak hours. Consider traffic circle? I hate the idea of adding another light on this road.
This neighborhood needs better sidewalks. We can't walk at all on the sidewalks because every ones mailboxes are in the middle of the sidewalk.
There are so many business parks going into this area, and while they a lot of small business owners are going in, none of them benefit the community. We need more grocery store options. We feed into one HEB with other surrounding communities and are in desperate need of another option.
"Widen or extend the right turning lane from South Seguin Road onto John E Peterson Blvd. The current width limits the number of cars that can turn right contributing to the congestion around South Seguin and Judson High School. Since pedestrians cross at that corner and most drivers speed through the right yielding lane into John E. Peterson, it could be helpful to create or expand the right turning lane to allow for a dedicated right lane instead of the yield lane and add a no right on red traffic light that allow pedestrians to safely cross when needed and allow safer flow of traffic onto John E Peterson."
The middle turn lane where Walmart/dollar tree are across from each other is a nightmare. Constantly almost a head on collision. We need cement barriers that prevent one way or the other.
People ride this turning line starting far back at McDonald's all the way to the intersection. We need those cement barriers that block that , and only allow people to get in the lane at the appropriate time.
Would love this park to get an overhaul. Almost all moms I know drive to the Live Oak Park instead of go here locally. Live Oak park is a great example to follow its clean, gated, safe, lots of shade.
It would be nice to have walking and bike trails here.
We need sidewalks here all up and down FM1516. There should always be a sidewalk where a school is located.
We need sidewalks here.
Do something of value with the old house. At a minimum maintain what is there. Preserve City of Converse history. We don't have too many houses of historical significance in Converse.
Would like to see a bike lane a walking way along the highway in the future. Make bike lanes to connect the schools.
Need a pedestrian sidewalk+bike lane. Students go to school and come home on the road from Judson.
A TON of vehicles use Tuttle to skip the FM78 light during rush hour. 18-wheelers also use Tuttle constantly causing damage to the road that never seems to be fixed. This road is a primary entrance/ exit for a few subdivisions and shares a light with RAFB school causing even more issues during rush hour.
Inconvenient access to city resources. Must cross 1604 and with Rocket Lane under construction, it is often quicker to access Universal City or Schertz for parks and libraries.
The road (Red Iron Creek) has such large bumps that both directions of traffic drive on the same side of the street creating a safety concern.

Online Mapping Comments
This road is in POOR condition for the number of vehicles that travel on it daily.
Crosswalk signals need to be repaired. The signal does not turn on when walking across Toepperwein from Walgreens to the Kitty Food Mart.
Commuters use Tuttle road to skip the stop light at FM78 and 1604. They often run the stop sign to make the light, use the oncoming lanes as turning lanes, or outright block the turning lanes trying to force their way into traffic. Commuters also run the red light on 1604 to turn into Tuttle to skip the off ramps and traffic which have caused accidents and when couple with those on Tuttle, cause a backup that residents in Hanover Cove then have to deal with as it's one of two exits from the neighborhood and the dangers that come with dealing with extremely impatient drivers who have no concern for the safety of others let alone basic traffic laws. This doesn't even take into account them speeding down Kneupper and not sharing the road with people leaving the subdivision the back way either.
1604 could benefit from overpasses to help reduce the stoplight traffic. Lower Seguin Rd and Rocket Lane.
This road could benefit from widening with the traffic that comes to 1604 from neighborhoods that continue to expand down Lower Seguin Road. An extension of the right turn lane as it causes a significant back up during peak traffic hours.
Shopping plaza was supposed to be built? The land with just concrete roads here is being used as a short cut for the red light turn. Something needs to be built already as the land with the paved roads make this look worse with the weeds growing.
This neighborhood needs speed bumps/humps, kids at play signs, painted crosswalks or pedestrian signs. School traffic diverts through here and people speed like crazy. There are lots of little kids. It's crazy dangerous!!!
78 all the way to Foster road needs repaved. Crap job done last time, road is chipping causing damage to vehicle paint and leaving craters.
Street needs to be repainted.
I would love to see a nice little restaurant go in at this new strip center. Do NOT need nail salon, Subway, coffee place. Maybe even a nice donut place or bakery.
Topperwein needs to be repaved. Some areas are lacking a sidewalk resulting in people in the street. Surrounding neighborhood streets are falling apart as well.
No sidewalks on this street. Most of this neighborhood doesn't have sidewalks and the ones that do have mailboxes in the middle of them. Not very ADA friendly.
We need more stores around this area. There is so many apartments, town homes, etc. being built around here but only have one grocery store near by
Construction to widen 1516 needs to move along, very little progress seen.
We need a traffic light here. Even if just for high traffic times.
We need our streets cleaned up.
A dog park would be nice in this park.

Online Mapping Comments
Mosquito control through chemical or non chemical means. For example periodic spraying or installation of bug catching machines.
This entire neighborhood, only like half has sidewalks. People speed and kids need a safe spot to walk.
The service here is excellent. The store is always clean and employees very friendly. I love this Subway.
Wasn't there supposed to be a park here? What happened to that? East Park?

Community Survey Form

Converse Comprehensive Plan Community Survey

The purpose of this comprehensive plan survey is to gather input from community members about their vision and priorities for the future development of Converse. Your feedback will help shape policies and initiatives that address key issues such as land use, housing, transportation and recreational amenities.
The survey will be open through October 27, 2024. Please note that the survey will not save progress, so you must complete the survey in one sitting. The survey should take approximately 20 minutes to complete.

City Vision & Priorities

This section asks you to help set the vision and identify future priorities for the City of Converse.

01. What is your primary reason for choosing to live in Converse?

Select all that apply

Select all that apply
☐ Born and raised here
☐ Military assignment/JBSA-Randolph
☐ Employment opportunity
☐ Housing selection or affordability
☐ Lifestyle
☐ Low cost of living (e.g. taxes)
☐ Schools/education
☐ I do not live in Converse
☐ Other

02. In your opinion, what are Converse's greatest strengths? What differentiates it from any other city?

03. What do you think will be the most critical issues facing Converse in the future?

04. What about Converse would you like to see change or improve?

05. In your opinion, how can we support all Converse residents to thrive and prosper in our community?

Select your top 3 priorities

Select 3 answers
☐ Provide local transportation alternatives that do not require vehicle ownership
☐ Provide more job opportunities within the city
☐ Provide higher-wage jobs within the city
☐ Support local businesses and entrepreneurs
☐ Workforce training and technical education programs
☐ Address affordable housing
☐ Better/more convenient access to retail, services, and entertainment options in the city
☐ Enhanced community resources and social programs

☐	Higher education opportunities
☐	Other

06. In the future, Converse should focus on housing that:

Rank your priorities

Select one answer only	
☐	Attracts young professionals
☐	Attracts families
☐	Accommodates older residents who want to remain in the community (e.g., downsizing)
☐	Accommodates service industry workers and blue-collar employees
☐	Accommodates executives/high-income workers

07. In the future, residents should be connected to destinations within the City through:

Rank your priorities

Select one answer only	
☐	A connected sidewalk or off-street network
☐	On-street bike lanes
☐	Local streets that accommodate bikes, transit, cars and pedestrians
☐	High-capacity roadways for cars
☐	Public transportation that provides an alternative to private vehicles
☐	Innovative transportation strategies (rideshare, van pool, micro mobility)

08. Infrastructure investments the city should focus on:

Rank your priorities

Select one answer only	
☐	Providing greater access to natural amenities (e.g., parks, trails)
☐	Providing safer options for walking and bicycling throughout the city
☐	Improving the appearance and quality of key road corridors
☐	Reducing traffic
☐	Improving drainage and flood prevention infrastructure
☐	Hardening infrastructure to withstand extreme weather
☐	Improving communications infrastructure (e.g., internet access)
☐	Updating water and sewer system infrastructure

Future Land Uses

This section asks you to help identify what types of future land use and development the City of Converse needs.

09. How supportive are you of bringing more residential land-uses (e.g., housing, apartments) to Converse?

A ranking of zero (0) indicates no support for the land use, while a ranking of five (5) indicates a high level of support.



On a scale between 0 and 5, and in increments of 1, provide your rating below.

10. I would support more of the following housing options in Converse:

Select all that apply

Select all that apply
☐ Single-family starter homes at affordable price ranges
☐ Traditional, suburban single-family homes
☐ Higher-end luxury housing options (large lot/estate homes)
☐ Single-family for rent products
☐ "Missing middle" housing options such as small-lot single family homes, townhomes, and duplexes
☐ Multi-family (apartments/condos) at a range of price points
☐ Subsidized affordable housing
☐ No new housing
☐ Other

11. How supportive are you of bringing more commercial land-uses (e.g., shops, restaurants, offices) in Converse?

A ranking of zero (0) indicates no support for the land use, while a ranking of five (5) indicates a high level of support.



On a scale between 0 and 5, and in increments of 1, provide your rating below.

12. What commercial businesses would you like to see more of in Converse?

Select all that apply

Select all that apply
☐ Educational Services (e.g., tutoring services, language schools, vocational training)
☐ Entertainment (e.g., movie theaters, music venues)
☐ Health and Wellness (e.g., fitness centers, yoga studios)
☐ Healthcare (e.g. clinics, doctors offices, hospitals)
☐ Hospitality (e.g., hotels)
☐ Fast, affordable, casual dining restaurants
☐ Local and small businesses
☐ Regional-level retail, big box
☐ No new commercial
☐ Other

13. How supportive are you of bringing more mixed-use developments (e.g., areas where residential, commercial and recreational uses are combined) to Converse?

A ranking of zero (0) indicates no support for the land use, while a ranking of five (5) indicates a high level of support.



On a scale between 0 and 5, and in increments of 1, provide your rating below.

14. What types of mixed-use development would you like to see in Converse?

Select all that apply

Select all that apply
☐ Small-scale, infill mixed-use (e.g. a single building on a lot with businesses on the ground floor and office or lofts above, up to 3 stories)
☐ Small-scale mixed-use activity center (e.g. multiple lots and buildings with businesses on the ground floor and office or lofts above, up to 3 stories; creating a "downtown" type feel)
☐ Regional-scale mixed-use nodes with multiple buildings incorporating retail, office, and housing into a larger planned development (e.g. lifestyle center)
☐ No mixed-use
☐ Other

15. How supportive are you of bringing more recreational/green land-uses (e.g., parks, trails, community gardens) to Converse?

A ranking of zero (0) indicates no support for the land use, while a ranking of five (5) indicates a high level of support.



On a scale between 0 and 5, and in increments of 1, provide your rating below.

16. What parks and recreation opportunities would you like to see more of in Converse?

Select all that apply

Select all that apply
☐ City-wide Trails for Walking and Biking
☐ Neighborhood Parks (local parks with playgrounds, picnic areas, and multipurpose fields)
☐ Specialty Parks (dog parks, skate parks, etc. - please describe under "other")
☐ Pools and Splash Pads
☐ Nature Parks and Preserved Open Space
☐ Sports Fields (soccer, football, etc.)
☐ Sports Courts (basketball, volleyball, pickleball, etc.)
☐ Indoor Sports Facilities (basketball, volleyball, etc.)
☐ Recreational Programs (arts programs, senior programs, sports leagues, etc)
☐ Recreation/Community Center Facilities
☐ Library Facilities & Services
☐ No new parks and recreation
☐ Other

17. How supportive are you of bringing more industrial land-uses (e.g., factories, warehousing) to Converse?

A ranking of zero (0) indicates no support for the land use, while a ranking of five (5) indicates a high level of support.

17. How supportive are you of bringing more industrial land-uses (e.g., factories, warehousing) to Converse?

A ranking of zero (0) indicates no support for the land use, while a ranking of five (5) indicates a high level of support.



On a scale between 0 and 5, and in increments of 1, provide your rating below.

18. What types of industrial development would you like to see more of in Converse?

Select all that apply

Select all that apply
☐ Flex Industrial/R&D (e.g. includes office along with "clean" manufacturing and warehouse; often used for tech companies)
☐ Warehousing, storage and logistics (good for economic development without the level of nuisances of heavy industrial)
☐ Heavy Industrial & Production (good for economic development with some nuisances such as traffic, noise and dust)
☐ No new industrial
☐ Other

Demographic Questions

The following questions are **optional.** If you prefer not to answer, you can just skip to the end of the survey and submit it.

19. Which of the below describes you?

Please be aware that not everyone with a Converse address is within the City's municipal boundaries. If you receive garbage/recycling services from the City, you live within the municipal boundaries of Converse. If you pay a different service for waste collection, you live outside of the municipal boundaries of Converse.

Select between 0 and 3 answers
☐ I live in Converse
☐ I work in Converse
☐ I own commercial property or business in Converse
☐ I do not live or work in Converse, but visit often
☐ I do not spend much time in Converse, but am interested in it's future

20. If you live in Converse, what best describes your living situation?

Select one answer only
◯ Own my home/condo/apartment
◯ Rent my home/condo/apartment
◯ Live with family
◯ Other

21. If you live in Converse, how many years have you lived here?

Select one answer only
◯ Less than 1 year
◯ 1-5 years
◯ 6-10 years
◯ More than 10 years

22. What is your age?

Select one answer only
◯ Under 14
◯ 14 to 20
◯ 21 to 30
◯ 31 to 50
◯ 51 to 65
◯ Over 65

23. What best describes your race?

Select one answer only
◯ American Indian or Alaska Native
◯ Asian
◯ Black or African American
◯ Native Hawaiian or Other Pacific Islander
◯ Two or More Races
◯ White
◯ Other

24. What best describes your ethnicity?

Select one answer only
◯ Hispanic/Latino
◯ Non-Hispanic/Latino

25. What is your household income in the last 12 months?

Select one answer only
◯ Less than $10,000
◯ $10,000 to $24,999
◯ $25,000 to $49,999
◯ $50,000 to $99,999
◯ $100,00 to $149,999
◯ $150,000 to $199,999
◯ $200,000 or more