



AGENDA
CITY OF CONVERSE
PLANNING AND ZONING COMMISSION
MONDAY, FEBRUARY 23, 2026
6:00 PM

Be it known that a meeting of the City of Converse Planning and Zoning Commission will be held on Monday, February 23, 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 December 15, 2025, Planning and Zoning Commission Meeting.
Staff recommends approval.
[P&Z Minutes 12.15.2025](#)

6. New Business

- 6.a Discussion and Appropriate Action to elect a Vice-Chair to the Planning & Zoning Commission.
- 6.b Discussion and Appropriate Action on the Annual Report of the Planning & Zoning Commission.
Approve the 2025 Annual Report and forward to the City Council.
[PZ Annual Report 2025.pdf](#)

- 6.c Discussion on proposed Short Term Rental Ordinance.
Discussion of adoption of a short term rental ordinance.
[Draft Short Term Rentals Ordinance](#)
- 6.d Discussion on Attendance and Absence Policy.
Adopt the Attendance and Absence Policy.
[Attendance Policy](#)
- 6.e Discussion and Appropriate Action on the reappointment of Robert Raney to the Planning and Zoning Commission.
Make a recommendation to the City Council.
- 6.f Discussion and Appropriate Action on the reappointment of Ray Garcia to the Planning and Zoning Commission.
Make a recommendation to the City Council.
- 6.g Discussion and Appropriate Action on the reappointment of Jeff Beehler to the Planning and Zoning Commission.
Make a recommendation to the City Council.
- 6.h Discussion and Appropriate Action to appoint one Alternate Member to the Planning and Zoning Commission.
Make a recommendation to the City Council.

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

March 16, 2026

11. Adjournment