



CITY OF BANDERA

511 Main St. • PO Box 896 • Bandera, Texas 78003 • P: (830) 522-3126 • F: (210) 761-7352

GENERAL PLANNING APPLICATION

Property Owner Information

Property owner's name: Sharon Assat Management LLC

Property owner's mailing address: POB 964

City/State/Zip: Bandera TX - 78003

Phone number: 830 796 5050

Email: broker@ggrealty.com

Type of project submission:
(Submit associated checklist)

Policy

- Annexation
- New Neighborhood Plan
- Place Type Zoning Change

Subdivision

- Amending Plat
- Final Plat
- Minor Plat (less than 4 lots)
- Preliminary Plat
- Public Improvement Plan
- Replat

Applicant Information (Leave blank if same as owner)

Applicant's name: Gary Gilott

Applicant's mailing address: PO Box 964

City/State/Zip: Bandera TX 78003

Phone number: 830 796 5050

Email: broker@ggrealty.com

Development

- Site Development Plan
- Warrant
- Zoning Variance

Property Information

Property address(s): Maple St

Legal description(s): lots 46, 47, 48 Range 9

Parcel ID #(s): 138111

Parcel size(s) (in acres): 0.954 acre

Current zoning: P-3

I certify that I am the property owner or the applicant designated by the property owner, and that the information submitted in this application is true and correct to the best of my knowledge.

Signature: Gary Gilott

Date: 12.15.25

FOR CITY USE ONLY:

Received by: Jaki Perkins Date: 12.15.25 Routed to: CET on 1.5.26

(application only)

Complete packet & pre-app mtg.



CITY OF BANDERA

Permit #: _____

511 Main St. • PO Box 896 • Bandera, Texas 78003 • P: (830) 796-3765 • F: (830) 796-4247

PLACE TYPE ZONING CHANGE APP AND CHECKLIST

Applicant Information

Applicant's name: Shawn Asset Management LLC

Applicant's mailing address: PO Box 964

Bandera, TX 78003

Phone number: 830 796 5050

Email: broker@ggreasty.com

REVIEW & PUBLIC PROCESS

SCHEDULE A PRE-APPLICATION MEETING

SUBMIT THIS APPLICATION WITH CHECKLIST ITEMS AND PAY FEE TO THE CITY

Application will be deemed complete/incomplete within 5 days after submission

ADMINISTRATIVE REVIEW AND RECOMMENDATION

Timeline for review will be determined by City Staff.

NOTICE REQUIREMENTS FOR PUBLIC HEARINGS:
Newspaper: 15 days in advance
Notice to property owners with 200': 10 days in advance

PUBLIC HEARING #1
PLANNING & ZONING REVIEW AND RECOMMENDATION

PUBLIC HEARING #2
CITY COUNCIL FINAL ACTION

Pre-Application Meeting

The Pre-Application meeting is an opportunity for an applicant to describe the proposed development project and for City Staff to explain the development process, including:

- Applications / Checklists
- Timelines
- Review Procedures
- Governing Approval
- Development Standards

\$100 pd

Schedule a pre-application meeting before submitting a project to the City (see Pre-Application Meeting application). The meeting lasts 30 to 60 minutes and is between the applicant and City Staff.

Pre-Application meetings are scheduled within 2 to 3 weeks after this request is submitted to the City.

Applicability

For the purposes of establishing and maintaining sound, stable and desirable development within the corporate limits of the City.

Consideration for Place Type Zoning Change

In making a determination regarding a requested Place Type Zoning Change, the City Council shall consider the following factors:

- Whether the Place Type characteristics permitted by the proposed Place Type Zoning change shall be appropriate in the immediate area concerned and the City as a whole.
- Whether the proposed change is in accord with the Comprehensive Plan, any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other utilities to the area, and shall note the findings.
- The amount of vacant land currently classified for similar development in the vicinity and elsewhere in the City, and any special circumstances that may make a substantial part of such vacant land unavailable for development.
- The recent rate that land is being developed in the same Place Type classification as the request, particularly in the vicinity of the proposed change.
- How other areas designated for similar development will be, or are unlikely to be, affected if the proposed amendment is approved.

-Any other factors that will substantially affect the public health, safety, or general welfare.

Submission Requirements

In applying for a Place Type Zoning Change for initial consideration by the Planning and Zoning Commission and the City Council, the applicant shall deliver the following to the City Administrator no later than 21 calendar days prior to the date of the zoning change is to be considered by the Commission:

Submittal Package Detail

- Completed and signed General Planning Application
- Completed Place Type Zoning Change Checklist (this list)
- Project Description Letter explaining why a Place Type zoning change is being requested and how it conforms to the Bandera 2040 Comprehensive Plan. You may include future plans for the property, photos, drawings, surveys or other descriptive materials with the application as additional pages.
- Copy of plat if platted or metes and bound plus legal description of property if not platted
- Place Type Zoning Change fee
- Copy of deed showing ownership

customer gone over the holidays - per email, back on Jan. 30th

FOR CITY USE ONLY:

complete packet rec'd 1.5.26

Received by: Waki Perkins Date: 12.12.25 Routed to: CET on 1.5.26
(application mtg)

Proposed Planning & Zoning meeting date: 1.28.26 6:15 Public Hearing

Proposed City Council meeting date: 1-28-26 6:30 Decision from City Meeting

Pre-App Mtg. 1.5.26

Permit # 1-26-115

y of Bandera

#: 00104276 12/12/2025 11:18 AM
R: JP TERM: 011
#: 0669

N: 160.0000 ZONING CHANGE FEE
SHAVON ASSET MGMT LLC
MAPLE STREET LOT
0 -30295
ZONING CHANGE FEE 100.00CR

TENDERED: 100.00 CHECK
APPLIED: 100.00-



CITY OF BANDERA

511 Main St. • PO Box 896 • Bandera, Texas 78003 • P: (830) 796-3765 • F: (830) 796-4247

Zoning Change Application

Applicant Information

Asset Management, LLC
 Name: Gay Gubitt dba Sharon LLP Phone number: 830 796 5050
 Mailing address: PO Box 964 Bandera TX 78003
 Email: broker@qcrealty.com

Owner Information

Name: same Phone number: 830 796 5050
 Physical address: 615 9th St
 Mailing address: PO Box 964
 Email: broker@qcrealty.com

Contact person (if different from above)

Name: Gay Gubitt Phone number: 830 796 5050
 Email: broker@qcrealty.com

Property Information

Property address: lots 46, 47, 48 Current zoning district: R P-3
 Legal description: Range 9 Acreage/Square footage: 41,663 SF
 Land use designation: parking & vendor rentals . 954 acre
 Existing usage: empty lots
 Proposed usage: overflow parking & vendor rentals

Requested Change

Proposed zoning district: P-4 Reason for change: currently is
residential use only

Signature Gay Gubitt

Date ~~5-23-23~~
12-12-25

Consideration for Place Type Zoning Change Detail

Requested Change: P-3 (Residential) to P-4 (Commercial) Subject Properties: City Lots 46, 47, and 48 – Maple Street

1. Appropriateness of the Proposed P-4 Place Type in the Immediate Area and the City as a Whole

The requested change from P-3 (Residential) to P-4 (Commercial) for City Lots 46, 47, and 48 is appropriate and compatible with both the immediate area and the city.

The subject properties are adjacent to parcels that are transitioning to commercial uses: the neighboring lot is owned by the City's Economic Development Corporation (EDC) and is planned for a parking lot, and a new wine bar is opening nearby. This demonstrates an emerging commercial character along this segment of Maple Street.

Located across from the park, these lots are ideally positioned to support visitor-oriented and commercial uses, creating a logical extension of the developing commercial corridor. Approving the requested P-4 zoning ensures consistent land use, prevents spot zoning, and supports orderly commercial growth along Maple Street south to Main Street. **The City agrees with this statement.**

2. Consistency with the Comprehensive Plan and Public Infrastructure

Rezoning City Lots 46, 47, and 48 to P-4 is consistent with the Comprehensive Plan's objectives to encourage economic development, support tourism, and promote efficient land use patterns.

The subject properties are fully served by existing public infrastructure, including streets, water, sanitary sewer, and other utilities sufficient to support commercial development. No significant infrastructure extensions are required. These rezoning leverages existing investments and aligns with the City's planning and utility provision strategy. **The City agrees with this statement.**

3. Availability of Vacant Land Zoned P-4 Elsewhere in the City

Although other vacant properties in the City are zoned P-4, few offer the locational advantages of City Lots 46, 47, and 48. Their adjacency to the park, proximity to other commercial uses, and the EDC parking facility make these lots uniquely suited for commercial development.

Other P-4 vacant land may be constrained by access, visibility, or infrastructure limitations, whereas these lots represent an immediate, viable opportunity to expand the commercial corridor efficiently. **The City agrees with this statement.**

4. Recent Rate of Development of P-4 Zoned Property

Development activity in the vicinity indicates increasing demand for P-4 commercial uses. The opening of a nearby wine bar and the EDC's planned parking lot demonstrate market interest and active investment.

Rezoning the subject properties responds to current trends rather than speculative demand, supporting continued reinvestment and reinforcing the commercial corridor. **The City agrees with this statement.**

5. Impact on Other P-4 Designated Areas

Approval of the rezoning will not adversely affect other areas zoned P-4. Rather, it strengthens and consolidates a growing commercial corridor along Maple Street extending south to Main Street.

By encouraging contiguous commercial development in this location, the city minimizes the likelihood of commercial encroachment into established residential areas and maintains orderly growth in other P-4 zones. **The City agrees with this statement.**

6. Public Health, Safety, and General Welfare

Changing the zoning of City Lots 46, 47, and 48 from P-3 to P-4 will advance the public health, safety, and general welfare. Commercial development at this location enhances walkability, provides services near the park, and supports tourism activity.

The change will also contribute to sales tax revenue, strengthen the local economy, and promote job creation. Consistent commercial zoning along Maple Street fosters predictable development patterns, reduces land-use conflicts, and benefits the community. **The City agrees with this statement.**

Concise Version for Council Consideration

Rezoning Findings – City Lots 46, 47, 48

Current Zoning: P-3 (Residential)

Requested Zoning: P-4 (Commercial)

1. Appropriateness of P-4 Zoning

- The lots are adjacent to commercial uses: EDC-owned parking lot and a nearby wine bar.
- Located across from the park, making them well-suited for visitor-oriented and commercial uses.
- Supports a continuous commercial corridor along Maple Street south to Main Street. **The City agrees with this statement.**

2. Consistency with Comprehensive Plan & Infrastructure

- Aligns with goals for economic development, tourism, and efficient land use.
- Fully served by existing streets, water, sewer, and utilities; no major infrastructure expansions required. **The City agrees with this statement.**

3. Availability of Other P-4 Land

- Few other vacant P-4 lots offer comparable location, visibility, and infrastructure.
- These lots represent a unique opportunity to support commercial growth where it is most logical. **The City agrees with this statement.**

4. Recent Rate of P-4 Development

- Nearby developments, including the wine bar and EDC parking lot, demonstrate active commercial investment.
- Rezoning responds to demonstrated market trends, not speculative demand. **The City agrees with this statement.**

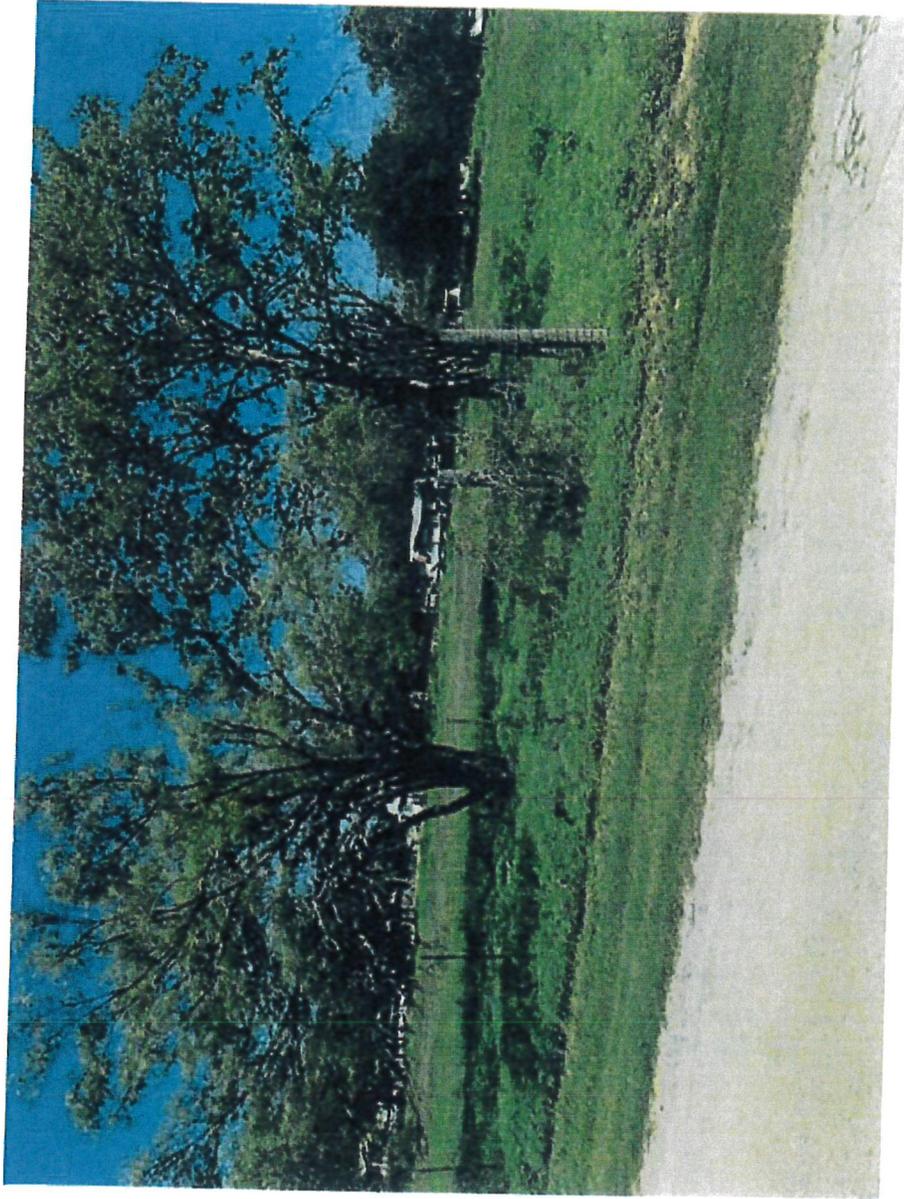
5. Impact on Other P-4 Areas

- Strengthens the emerging Maple Street commercial corridor without negatively affecting other P-4 areas.
- Encourages orderly, contiguous commercial development and reduces pressure on residential neighborhoods elsewhere. **The City agrees with this statement.**

6. Public Health, Safety, & General Welfare

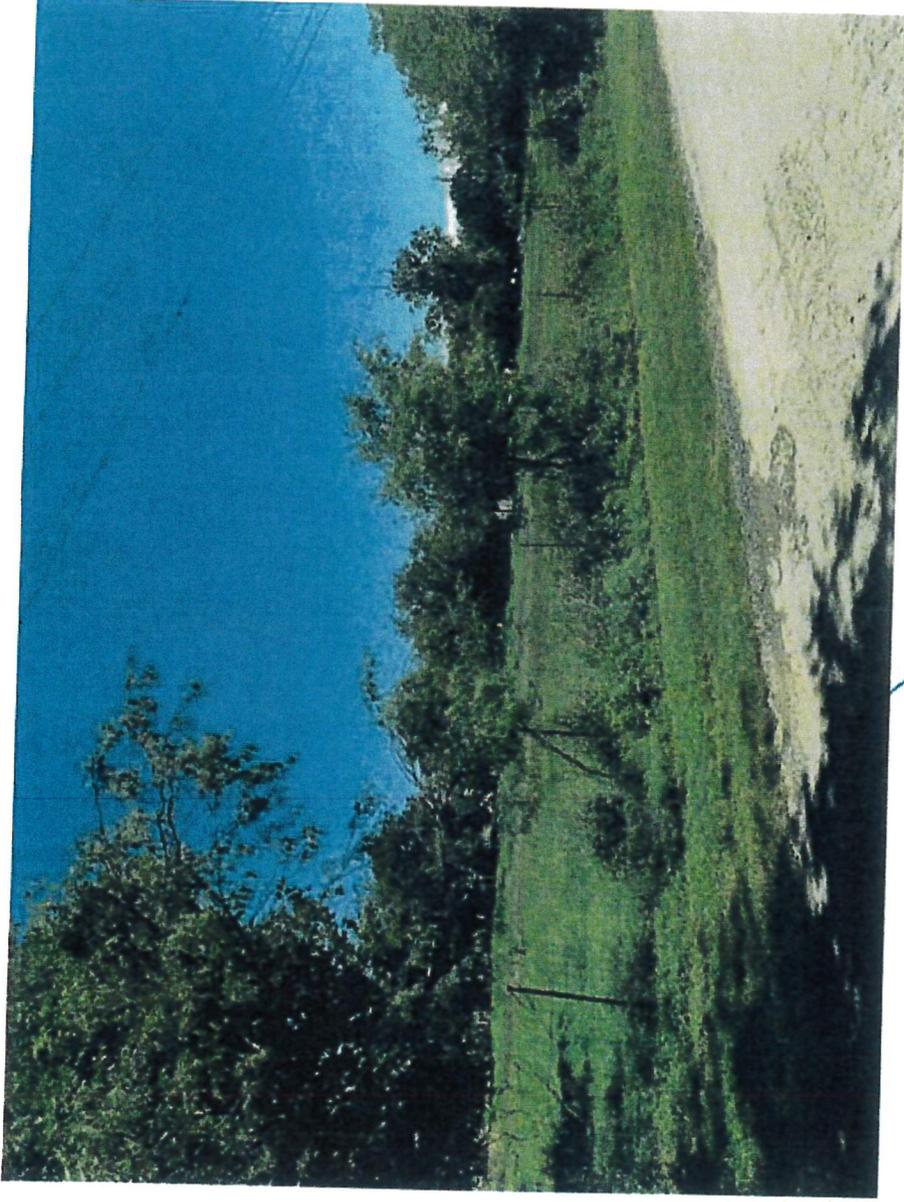
- Promotes walkability, tourism, and local services near the park.
- Supports sales tax growth, job creation, and economic vitality.
- Establishes predictable land-use patterns and reduces potential conflicts with adjacent properties. **The City agrees with this statement.**

Recommendation: Rezoning City Lots 46, 47, and 48 from P-3 to P-4 is consistent with the Comprehensive Plan, surrounding land use, and the public interest. **The City agrees with this statement.**

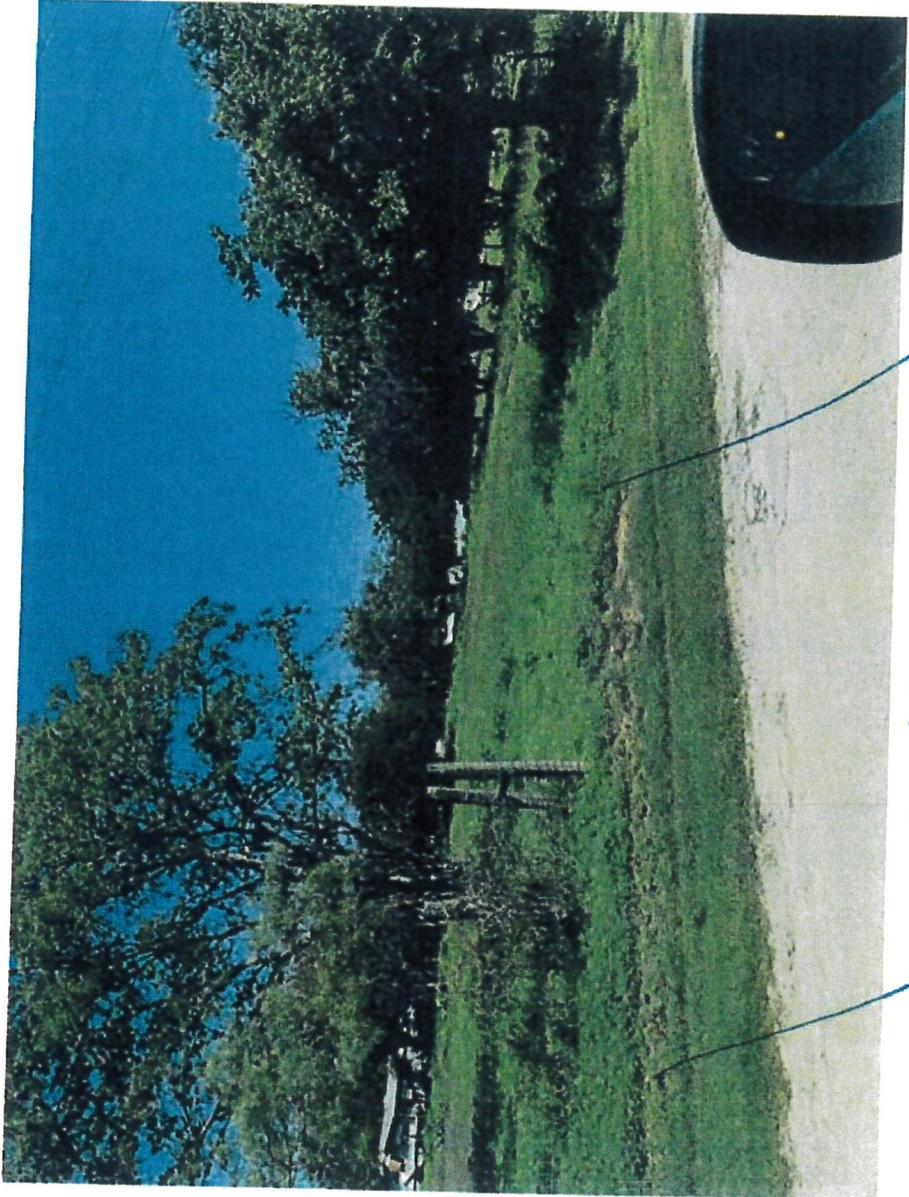


Maple St

← Maple St →
lots 46, 47, 48 Range 9



← Maple St → ↗ lots 46, 47, 48 Range 9



10 TR St

Maple St

lots

EBC lot

46,47,48

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

General Warranty Deed

Date: June 25, 2024

Grantor: Shavon, Ltd, a Texas limited partnership

Grantor's Mailing Address:

PO Box 964
Bandera, Texas 78003

Grantee: Shavon Asset Management, LLC - Series 2, a series of Shavon Asset Management, LLC, a Texas series limited liability company

Grantee's Mailing Address:

PO Box 964
Bandera, Texas 78003

Consideration:

Ten dollars and other good and valuable consideration, the receipt of which is hereby acknowledged.

Property (including any improvements):

Tract One: All that certain tract or parcel of land being situated in the County of Bandera, State of Texas, and being all of Grantor's interest in Lots 46, 47, and 48, Range 9, of the City of Bandera, Bandera County, Texas.

Tract Two: Being 0.167 acres, more or less, also known as Lot 3, Block No. 1, Range VIII, of the City of Bandera, Bandera County, Texas; and being more particularly described in Exhibit "A" attached hereto and made a part hereof for all purposes.

Tract Three: Being 0.383 acres, more or less, out of Survey 58, Abstract 311, in Bandera County, Texas; and being more particularly described in Exhibit "B" attached hereto and made a part hereof for all purposes.

Tract Four: Being 0.015 acres, more or less, also being a portion of Lot 2, Block No. 1, Range VIII, City of Bandera, Bandera County, Texas; and being more particularly described in Exhibit "C" attached hereto and made a part hereof for all purposes

Tract Five: 1.401 acres of land, less and except 0.0257 of an acre of land, more or less out of the Hendrick Arnold Survey No. 59 in Bandera County, Texas; said 1.401 acres of land being more particularly described in Exhibit "D" attached hereto and made a part hereof for all purposes;

SAVE AND EXCEPT: 1.056 acre tract of land, more or less, out of the Hendrick Arnold Survey No. 59, Abstract Number 3, in the city of Bandera, Bandera County, Texas, conveyed in Warranty Deed with Vendor's Lien from Ann B. Guillott and Debra Gay Guillott to Sims Spur Company, a Texas Corporation, recorded in Volume 350, Page 896, Official Public Records, Bandera County, Texas, being more particularly described in Exhibit "E" attached hereto and made a part hereof for all purposes.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2024, which Grantee assumes and agrees to pay.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.

Shavon, Ltd.
By: Shavon Asset Management, LLC
Its: General Partner

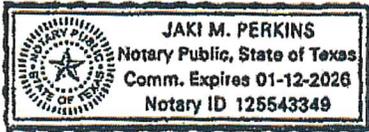
By: Debra Gay Guillott
Debra Gay Guillott, Managing Member

STATE OF TEXAS

COUNTY OF Bandera

§
§
§

This instrument was acknowledged before me on June 25, 2024, by Debra Gay Guilott, Managing Member of Shavon Asset Management, LLC, general partner of Shavon, Ltd., a Texas limited partnership.



Jaki M. Perkins

Notary Public, State of Texas

My commission expires: 1-12-26

AFTER RECORDING RETURN TO:

John W. Carlson & Associates
260 Thompson Drive, Suite 10
Kerrville, Texas 78028
(830) 896-4488