

## **MEMORANDUM**

**To:     Bandera City Council**  
**From: Bandera Equine Posse**  
**RE:     Bandera Livery Project**  
**Date:   September 18, 2025**

In preparation for the upcoming City Council meeting on September 23<sup>rd</sup>, we have prepared some summary information for your review and consideration regarding the Bandera Livery Project.

### **What is the Bandera Livery Project?**

The Bandera Livery will be a new equine support facility located at a central location in the historical area of downtown Bandera. It will safely accommodate horses in town while riders visit shops, restaurants and bars. It is essentially a hitching rail location that is enclosed with a gated fence and a shaded area inside a city-owned metal building with access to water. Although it will be called a “livery,” it will not provide services that would have been historically provided at a town livery, such as stabling, feeding and related care. Rather, it will be a shorter-term place for riders to securely tie up their horses on their day-rides.

### **Where will the Bandera Livery be?**

The Bandera Livery will be located in an existing city-owned storage structure next to the Bandera water tower, equidistant from Main Street and 11<sup>th</sup> street adjacent to the EDC-owned parking lot. This metal building (referred to as “The Cedar Street Hanger”) is currently being used to house items for the City Park, such as cones and small parts, which may be relocated to other City storage facilities. The City of Bandera currently owns the building and could potentially lease it to the Bandera Equine Posse for use as the Bandera Livery.

### **Who is the Bandera Equine Posse?**

Bandera Equine Posse is a 501 3(c) non-profit organization, formed 17th August 2025 with officers, a Board of Directors and members. Its mission statement is “to work to preserve the heritage of horses and the cowboy way in Bandera TX.”

### **Why do we need a Bandera Livery?**

As the Cowboy Capital of the World, Bandera is unique in the continuation of its tradition of both horses and riders in the city of Bandera and in its surrounding area. Although there are

select places to tie horses up in town (currently available due to the goodwill of business owners), there is no central location where horses can rest and be safe while the riders visit the town. This area will have a fence, water, shaded areas, and remote accessible camera(s), which are important distinctions from the existing tie-ups. The Bandera Livery will also be an attraction to our visitors as evidence of the “Cowboy Capital of the World.” The Bandera Equine Posse has not found another facility of its type in the US and believes it to be one-of-a-kind (see Diagram A).

### **How will the Bandera Livery Benefit Bandera?**

The livery will allow riders to explore some of the shops, restaurants, and boutiques that they currently don’t have access to due to the lack of hitching rails in front of businesses. With the livery, horses will be secure so that the rider can shop and patronize businesses in Bandera without concern if their horse somehow becomes untied. This will ultimately lead to riders being able to spend more time and money around the city. It will also provide endorsement to the notion that Bandera is truly “horse friendly” and deserves the name Cowboy Capital. In addition, it will utilize an existing city storage asset in a beneficial way using a very small footprint. In the future, the Bandera Livery (and indeed additional Bandera Trails) could potentially be incorporated into the xTx (xTexas.org) system.

### **What is the scope of the changes necessary to the existing building to convert it into the Bandera Livery?**

Modifications have been reviewed initially with our City Public Works Director and will include (see Diagram B):

- Remove the tin front panels of the building (panels to be stored and saved for future)
- Add a steel pipe fence around the asphalt area in front of the building, to include a securable, spring-loaded gate
- Add hitching rails inside the building along the back wall and select other areas, to be installed into the ground (not attached to the building)
- Spigot access for water (individual buckets, not a water trough)
- Electricity for seasonal fans mounted inside the building and for security lighting

### **Who will pay for the modifications?**

Modifications to the existing structure are not expected to be financially onerous and will be done by volunteers from the Bandera Equine Posse in coordination with the City of Bandera.

The Bandera Equine Posse will seek a combination of private and public funds (including EDC but excluding direct funds from the City of Bandera).

**How will the Bandera Livery operate and who will be responsible?**

Each person who leaves their horse in the Livery will be responsible for their own horse as well as any damage that their horse causes. Each user of the Livery will also be responsible for cleaning up any manure or mess that their horse creates. Emergency contact numbers will be posted. Negative Coggins tests will be required as they are elsewhere in the city.

**How would garbage and horse manure be removed?**

Garbage and manure will be placed in a standard tote trash bin, which will be emptied at the same time as collections around the city.

**How is owner liability being addressed?**

The Texas Legislature has enacted a number of laws that protect owners and lessees from equine activities (known as “FALA”). Farm animal professionals, farm owners, or lessees must post the required statutory warning sign so they can take advantage of FALA’s protection. The warning must have the following language:

***WARNING***

***UNDER TEXAS LAW (CHAPTER 87, CIVIL PRACTICE AND REMEDIES CODE), A FARM ANIMAL PROFESSIONAL OR FARM OWNER OR LESSEE IS NOT LIABLE FOR AN INJURY TO OR THE DEATH OF A PARTICIPANT IN FARM ANIMAL ACTIVITIES, INCLUDING AN EMPLOYEE OR INDEPENDENT CONTRACTOR, RESULTING FROM THE INHERENT RISKS OF FARM ANIMAL ACTIVITIES.***

This sign will be posted in a clearly visible location on or near Bandera Livery.

**What are the lease terms being requested from the City for use of the building?**

Suggested term of 7 years at \$1/year.

**How will riders know where to go and how to use the Bandera Equine Livery?**

After parking their trailer on the existing designated Horse Trailer Parking at 210 Cypress Street, horse owners will have access to a way-finder sign with a QR code with instructions regarding the Bandera Livery. After riding into town, horse owners will see the EDC parking lot with visible hoof prints spray painted on the asphalt (see attachment) so they know how to access and enter the Bandera Livery. Once at the Livery, they will pay using a QR Code (approximately \$10 “parking fee”) and secure their horse in the Livery area. Water buckets and water will be available as well as hitching posts inside the gated area.

**What will be the Bandera Livery hours?**

Suggested hours will be dawn to dusk.

**How will horse owners monitor their horses once inside the Livery?**

Each horse owner will have access to a phone APP that ties into video cameras that will be mounted both inside and outside the Livery. As such, they can check on their horses at any establishment at any time as they visit various places in Bandera.

**In summary, what is the Bandera Equine Posse asking from the City of Bandera?**

- Approval to lease the existing Cedar Street Hangar for 7 years at \$1/year.
- Access to water (existing at site, cost share TBD)
- Access to power (existing at site, cost share TBD)
- Removal of manure from garbage totes (cost share TBD)
- Clean-up around historic water tower adjacent to the Livery
- Selected way-finding signs TBD
- No direct financial assistance

## Diagrams

“A”



“B”

