



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: George Tinsley

Property owner's mailing address: 302 Bandera Ridge Ln

City/State/Zip: Bandera, TX 78003

Phone number: 830 460 1291

Email: gtinsley7@gmail.com

Applicant Information (Leave blank if same as owner)

Applicant's name: _____

Applicant's mailing address: _____

City/State/Zip: _____

Phone number: _____

Email: _____

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

Development

- ☐ Site Development Plan
- ☐ Warrant
- ☒ Zoning Variance

Property Information

Property address(s): 1003 Maple St Bandera, TX

Legal description(s): Lot 54, 55, 1/2 Lot 56, 1/2 Lot 57 - block 8 Range 1 X

Parcel ID #(s): 152124, 152125

Parcel size(s) (in acres): .636 .318

Current zoning: P-2 P3 Heritage

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.

George Tinsley
Signature

7-1-2025
Date

FOR CITY USE ONLY:

Received by: Biggs Date: 7-1-25 Routed to: CE Team on 7-1-25



CITY OF BANDERA

Pre App Mtg 7/9 10am

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: George Timesley

Applicant's mailing address: 302 Bandera Ridge LN
Bandera, TX 78003

Phone number: 830-460-1291

Email: gted1h7@gmail.com

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

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.

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

-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 ✓

FOR CITY USE ONLY:

Received by: S Biggs Date: 7-1-25 Routed to: CE Team on 7-1-25

Proposed Planning & Zoning meeting date: 8-12-25

Proposed City Council meeting date: 8-26-25

Requesting change from P3 to P4

Heritage district 11. Flood

City of Bandera

REC#: 00100004 7/01/2025 10:23 AM
OPER: SB TERM: 011
REF#:

TRAN: 150.0000 ZONING CHANGE FEE
GEORGE TINSLEY
1003 MAPLE
10 -30295
ZONING CHANGE FEE 100.00CR

TENDERED: 100.00 CASH
APPLIED: 100.00-

CHANGE: 0.00

PUBLIC HEARING AND NOTICE.

	PUBLISHED NOTICE	OPTIONAL PERSONAL NOTICE	MAILED NOTICE
NOTIFICATION LOCATION	Newspaper	Subject Property	United States Mail
TIME BEFORE SET HEARING	15 days	10 days	10 days
INCLUDE IN NOTICE	<ul style="list-style-type: none"> » Date, time, and location of hearing; » Purpose of the hearing; and, » Identification of the subject property if the decision concerns an individual tract or parcel of land. 	<ul style="list-style-type: none"> » Purpose of the request; and » All public hearing dates. 	<ul style="list-style-type: none"> » Name of the applicant; » Date, time, and location of the hearing; » Purpose of the hearing; » Identification of the subject property; and, » The name of the appellant if an appeal.
NOTIFICATION INSTRUCTIONS	City Secretary or designee will be responsible for posting the notice in the newspaper of general circulation.	<ul style="list-style-type: none"> » Minimum 2'x2' sign placed on the street frontage in visible unobstructed location. » Utilize a minimum 6" lettering. » Shall stay in place until final action is taken or request is withdrawn. 	<ul style="list-style-type: none"> » Each owner of real property located within two hundred (200) feet of the exterior boundary of the property in question and any other persons deemed by the Lead Officer or decision-maker to be affected by this application; » The applicant and/or property owner; and » The appellant if an appeal.

Dear City Council, Mayor Griffin, and City Staff,

The vision for the Heritage District in the Bandera 2040 Comprehensive Plan is to maintain the original functionality both in building form and it's mixed commercial makeup. This area has provided commerce to Bandera since its settlement. My property has been classified as a Historic Building by the City of Bandera and is located within the Heritage District.

I am writing to present a compelling case for the zoning adjustment from Neighborhood (P3) to Neighborhood Mix (P4) for my property in the Heritage District located at 1003 Maple Street, specifically designated in the Bandera 2040 Comprehensive Plan as Core or commercial (P5). This proposed zoning change holds immense potential for enhancing the property's value and diversifying the business opportunities available within the vibrant Heritage District.

By transitioning from a Neighborhood (P3) zoning classification to the more dynamic Neighborhood Mix (P4) designation, the property stands to benefit from increased flexibility in land use, allowing for a broader range of commercial activities and business ventures. The Heritage District, characterized by its rich historical significance and bustling commercial activity, presents an ideal setting for fostering economic growth and community engagement through mixed-use developments and diverse business establishments.

0130598

WARRANTY DEED
WITH VENDOR'S LIEN

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF BANDERA

That we, **RUBY MAE WRIGHT** now known as **RUBY MAE PRESTON** and **JOE B. PRESTON**, of Bandera County, Texas, hereinafter collectively referred to as **GRANTOR**, for and in consideration of the sum of TEN AND NO/100THS (\$10.00) DOLLARS and other valuable consideration to the undersigned paid by **GEORGE T. TINSLEY** and **MERIDA A. TINSLEY**, whose address is **P.O. Box 2318, Bandera, Bandera County, Texas 78003**, hereinafter collectively referred to as **GRANTEE**, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by the **GRANTEE** herein of that one certain Promissory Note of even date herewith in the principal sum of **FORTY THOUSAND AND NO/100 (\$40,000.00) DOLLARS**, payable to the order of **RUBY MAY PRESTON**, as therein provided and bearing interest at the rate therein specified providing for acceleration of maturity in event of default and for attorney's fees, the payment of which note is secured by a vendor's lien retained, and is additionally secured by a deed of trust of even date herewith to **SUSAN SMOOT SIMS**, Trustee, have **GRANTED, SOLD AND CONVEYED**, and by these presents do **GRANT, SELL AND CONVEY** unto **GRANTEE**, all of the following described real property in Bandera County, Texas, including all improvements thereon to-wit:

BEING Lot Nos. 54 and 55 and the Southwest 1/2 of Lot Nos. 56 and 57, Block 8, Range X, **CITY OF BANDERA**, Bandera County, Texas, according to plat filed of record in Volume 1, Page 81, Plat Records of Bandera County.

Current ad valorem taxes on said property have been prorated as of date hereof and are assumed by **GRANTEE**.

This conveyance is subject to all easements, restrictions, reservations, exceptions, and

OR

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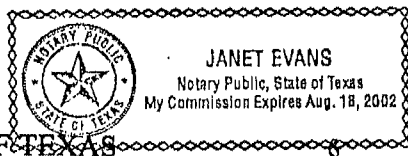
0130598

STATE OF TEXAS §

COUNTY OF BANDERA §

BEFORE ME, the undersigned authority, on this day personally appeared **RUBY MAE WRIGHT** now known as **RUBY MAE PRESTON**, known to me through Texas drivers license identification to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 3rd day of May, 2002.



Janet Evans
NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS §

COUNTY OF BANDERA §

BEFORE ME, the undersigned authority, on this day personally appeared **JOE B. PRESTON**, known to me through Texas drivers license identification to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 3rd day of May, 2002.



Janet Evans
NOTARY PUBLIC, STATE OF TEXAS

After Recording Return to:

Mr. & Mrs. George T. Tinsley
P.O. Box 2318
Bandera, Texas 78003

Prepared by the Law Office of:

SUSAN SMOOT SIMS, P.C.
P.O. Box 441
Bandera, Texas 78003
830/796-3061

CAWINNT\Profiles\four\Desktop\DOCUMENTS\Preston, Tinsley, WDV

Benita Smith,
Bandera County Clerk

May 03, 2002

3

Any provision herein which restricts the sale, rental or use of the described real property because of color or race is invalid and unenforceable under Federal Law.
STATE OF TEXAS
COUNTY OF BANDERA
I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the named records of Bandera County as stamped hereon by me.

Document Number: 0130598
Amount: 13.00
Receipt Number - 25908
By: Patty Boazlio

As a
Recording

Filed for Record in:
Bandera County
On: May 03, 2002 at 04:24PM

OR

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0130598

conditions of title, if any, as all the same are reflected by the applicable records filed in the office of the County Clerk, Bandera County, Texas, including the following:

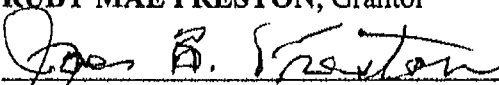
1. Any visible and apparent easements on or across the property herein described, which are not shown of record.
2. Rules, regulations and orders governing flood boundary management, subdivisions and waste disposal as passed by the Commissioner's Court of Bandera County, Texas and the Texas Water Quality Board.
3. Springhills Water Management District rules, regulations and statutory authority.
4. Any building and/or zoning ordinances adopted by the City of Bandera, which may affect the subject property.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said **GRANTEE, GRANTEE'S** heirs and assigns forever; and **GRANTOR** does hereby bind **GRANTOR, GRANTOR'S** heirs, executors and administrators to **WARRANT AND FOREVER DEFEND** all and singular the said premises unto the said **GRANTEE, GRANTEE'S** heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

But it is expressly agreed that the Vendor's Lien, as well as the Superior Title in and to the above described premises, is retained against the above described property, premises and improvements until the above described note and all interest thereon are fully paid according to the face, tenor, effect and reading thereof, when this Deed shall become absolute.

EXECUTED this 3rd day of May, 2002.


RUBY MAE WRIGHT n/k/a
RUBY MAE PRESTON, Grantor

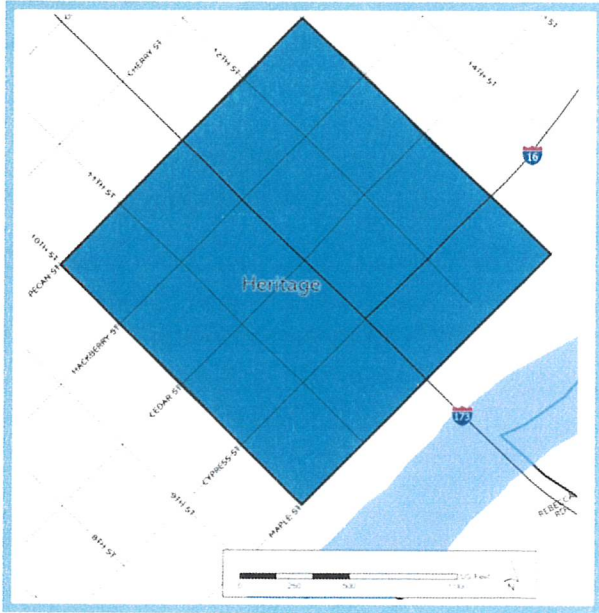

JOE B. PRESTON, Grantor

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The vision for the Heritage District is to maintain the original functionality both in building form and it's mixed commercial makeup. This area has provided commerce to Bandera since its settlement. Much of the service industry workforce occurs in this area. 11th and 13th Streets frame this District and have been identified for workforce housing. Adding workforce in close proximity could potentially aid in better service, lower costs of living for the workforce, overall enhancement of the area, and build in a secondary customer base for the area.



5-8

Chapter 5: Character Districts

HERITAGE DISTRICT STANDARDS.

APPENDIX 3: PLACE TYPE ZONING ORDINANCE

CHARACTER DISTRICTS

A3 - 35

	P2	P4	P5
BLOCKS			
LENGTH	750 ft	335 ft	335 ft
PERIMETER	3,000 ft	1,340 ft	1,340 ft
LOTS			
WIDTH	60 ft min.	no min.	no min.
AREA	no min.	no min.	no min.
LOT COVERAGE (MAX.)	40%	70%	80%
BUILD-TO-LINE "BTL"	10 ft - no max.	5 ft - 15 ft	2 ft - 15 ft
FACADE BUILDOUT AT BTL (MIN.)	40%	60%	80%
BUILDINGS			
MAX. HEIGHT (STORIES)	2	3	3
EDGEYARD	P	P	NP
SIDEYARD	NP	P	P
COURTYARD	NP	NP	P
REARYARD	NP	P	P
PRIVATE FRONTAGE			
COMMON YARD	P	P	NP
PORCH (OPTIONAL FENCE)	P	P	NP
SHOPFRONT	NP	P	P
GALLERY	NP	NP	P
ARCADE	NP	NP	P
PUBLIC FRONTAGE			
RURAL FRONTAGE	P	NP	NP
NEIGHBORHOOD FRONTAGE	P	P	NP
MIX FRONTAGE	NP	P	P
MAJOR FRONTAGE	NP	NP	P
CIVIC SPACE			
PARK	P	NP	NP
GREEN	NP	P	P
SQUARE	NP	P	P
PLAZA	NP	NP	P
PLAYGROUND	P	P	P
>3 ACRES DEVELOPMENT			
OLD REQUIRES	50% min.	20% - 40%	NP
TND REQUIRES	no min.	40% - 60%	10% - 30%
BUNKHOUSE			
FRONT SETBACK	BTL+20 ft min.	BTL+20 ft min.	n/a
REAR SETBACK	IBC	40 ft max.	IBC
SIDE SETBACK	IBC	IBC	IBC
MAX. HEIGHT (STORIES)	2 max.	2 max.	2 max.
PARKING LOCATION			
FIRST LAYER	P	P	NP
SECOND LAYER	P	P	NP
THIRD LAYER	P	P	P