MEMORANDUM

To: Honorable Mayor & City Council

From: Stephanie Biggs, Administrative Assistant and Toni Kunz, City Administrator

Date: October 27, 2026

Agenda Item : Public Hearing: Request from Bandera EDC for a rezoning from P3 to P4 on Lot 49, Range 9 (915 Maple)

Overview and Background: On September 15, 2026 The Bandera Economic Development Corporation submitted a Place Type Zoning Change Application for Parcel ID 153286, Range 9, Lot 46 to change the zoning classification from P3 (Neighborhood) to P4 (Neighborhood Mix). Notification letters were mailed to property owners within 200 feet of the lot on October 5th, a notification was published on the Zoning page of the City's website and in the Bandera Bulletin newspaper on October 11th, and the yard sign was placed on the lot on October 16th.

Included with this memorandum is a summary of the factors submitted by the applicant in support of the requested change, along with staff's responses to each factor. Approval of the request requires City Council to make a favorable finding on each factor.

Rezoning Findings – City Lot 49

Current Zoning: P-3 (Residential)
Requested Zoning: P-4 (~~Commercial~~) Neighborhood Mix?

1. Appropriateness of P-4 Zoning

- The lots are adjacent to commercial uses: a recently opened wine bar.
- Located across from the park, making them well-suited for visitor-oriented and commercial uses.

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.

3. Availability of Other P-4 Land

- Few other vacant P-4 lots offer comparable location, visibility, and infrastructure.
- This lot represent a unique opportunity to support commercial growth where it is most logical.

4. Recent Rate of P-4 Development

- Nearby developments, including the wine bar, demonstrate active commercial investment.
- Rezoning responds to demonstrated market trends, not speculative demand.

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.

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.

Staff would also like to clarify two statements in the applicant's request letter.
First, the applicant states that the "lots fronting Maple Street are already classified as P4." This is accurate only for the lots located between 11th and 15th Streets. Lots fronting Maple Street between 2nd and 10th Streets are currently classified as P3.
Second, the applicant's letter refers to P4 as "Commercial." P4 is designated as Neighborhood Mix, not Commercial.
The property is located in the 100-year floodplain so a parking lot may be a good option.

Subject: Request for Variance to P4

Dear Members of the City Council,

I am respectfully requesting a variance to P4 zoning regulations for EDC property on Maple St. The purpose of this request is to contribute positively to the community through civic-oriented benefits that can enhance the overall experience during events and gatherings.

One of the primary benefits of this variance is the provision for overflow parking during events. By allowing additional parking this property, we can help alleviate parking congestion in the area, ensuring that community gatherings and events are safe and run smoothly without causing inconvenience to residents and attendees.

Moreover, the variance would enable us to host local vendors and food trucks during events, contributing to the growth of local businesses and promoting a vibrant and diverse community atmosphere. This would not only enhance the event experience for attendees but also provide economic opportunities for local entrepreneurs.

It is worth noting that the lots fronting on Maple Street are already classified as P4. Granting this variance would create a cohesive and unified approach to land use, further supporting the development of a thriving commercial area within the community.

In conclusion, the requested variance aligns with civic-oriented objectives, such as promoting community gatherings, fostering local business growth, and addressing safety and parking challenges during events. I firmly believe that this endeavor will benefit not only my property but also contribute positively to the entire community.

Thank you for considering my request. I look forward to the opportunity to discuss this further and contribute meaningfully to our vibrant community.