



**CITY OF BANDERA  
CITY COUNCIL REGULAR MEETING**

Bandera City Hall, 511 Main Street, Bandera, Texas  
Tuesday, February 24, 2026 at 6:15 PM

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

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**MINUTES**

**1. Call to order.**

**The public hearing was called to order at 6PM.**

PRESENT

Mayor Denise Griffin  
Councilmember DeAnna McCabe  
Councilmember Jeff Flowers  
Councilmember Tammy Morrow  
Councilmember Lynn Palmer  
Councilmember Debbie Breen

**2. Invocation and Pledge.**

Mayor Griffin offered the invocation and all stood for the pledges.

**3. Public Hearing.**

**A. A Planning & Zoning (Bandera City Council) public hearing will be held at 6:15 pm on February 24, 2026 regarding this request for zoning change. The hearing will take place in the Municipal Building (City Hall) located at 511 Main St. Bandera, TX 78003. The applicant, Shavon Asset Management, LLC., is requesting to change the zoning classification from P3 to P4 on the above mentioned property.**

Mr. David Dyer was present to speak on behalf of the rezone request for Gay Guillot. There was some conversation and explanation of what the property would be used for.

The public hearing was closed at 6:26PM.

**4. Visitors to be heard (shall not exceed 30 minutes total).**

There were two people who signed up to speak Patricia Godkin and Heather Jones.

**5. Consent Agenda.**

**A. Approval of Minutes from the Regular meeting on January 27, 2026 and February 10, 2026.**

Motion made by Councilmember Morrow to approve the consent agenda, Seconded by Councilmember Breen.

Voting Yea: Councilmember Morrow, Councilmember Flowers, Councilmember McCabe, Councilmember Palmer, Councilmember Breen

**6. Presentations.**

**A. Presentation from Roxanne Yoder with the Bandera Equine Posse of a trail map for the City Park as well as future signage for in town for a historic bridle path.**

Presentation was done by Tony Supplee for the new trail map for the equine trails. There was no action and the item will come back for approval.

**7. Discussion and possible action on the following items:**

- A. **Discussion and possible action on the rezoning request from Shavon Asset Management, LLC for change in place type from P-3 (NEIGHBORHOOD) to P4 (NEIGHBORHOOD MIX), Legal description: LOTS 46, 47, 48 RANGE 9, CITY OF BANDERA, TX 78003.**

Motion made by Councilmember Breen to approve the rezone. Seconded by Councilmember Morrow.

Voting Yea: Councilmember McCabe, Councilmember Morrow, Councilmember Breen, Councilmember Palmer

Abstain: Councilmember Flowers

- B. **Update from Ben Rosenberg with US Financial Advisors LLC on the financial position of the City and possible loans for Street Improvements.**

Ben Rosenberg with US Financial Advisors LLC spoke on the financial position of the City and possible loans for Street Improvements. There was not action on this item.

- C. **Take all appropriate action on nominating a person for the vacancy on the Bandera Central Appraisal District Board of Directors.**

The council discussed who they would nominate. Councilmember Breen said she may know a few people, Dan Butts and Drew Alman, and would contact them and get back with staff. There was no action on this item.

- D. **Amendment to 1.03.0094 Citizens' forum/ public comment ordinance. -Tammy Ott Morrow**

This item was tabled.

- E. **Discussion and possible action on possible changes to vendor permits for non-profits or solicitors.**

This item was tabled.

**8. Closed Session.**

The Mayor closed the meeting at 8:16PM

- A. *The City Council will meet in closed session pursuant to Texas Government Code Section §551.071 (Consultations with Attorney), Main Street Shop and Lofts.*

- B. *The City Council will meet in closed session pursuant to Texas Government Code Section §551.072 to deliberate the purchase, exchange, lease, or value of real property.*

*1.) Waste Water Treatment Plant*

**9. Action following Closed Session.**

The meeting was opened back at 8:30PM and no action was taken.

**10. Requests and Announcements.**

- A. **Requests by Council to place items on an agenda.**

Councilmember Morrow would like to discuss the email correspondence between Jill and Debbie on February 18, 2026, and the trail since then.

Monthly Treasurer Reports.

Potential of Outsourcing HR.

- B. **Announcements by Council.**

There were no announcements by Council.

**11. Adjourn.**

**The meeting was adjourned at 8:35PM.**

**/s/ Jill Shelton**

Jill Shelton, *City Secretary*