



## Zoning Board of Adjustments

Thursday, February 5, 2026, 6:30 PM  
Council Chambers  
200 S. Main St.  
Cibolo, Texas 78108

Est. Duration: 20 min

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### 1. Call to Order

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### 2. Roll Call and Excused Absences

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### 3. Invocation - Moment of Silence

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### 4. Pledge of Allegiance

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### 5. Election of Chair/Vice Chair

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### 6. Public Hearings

- 6.A. Conduct a Public Hearing regarding a variance to Unified Development Code (UDC) Section 8.1.3 to increase the total allowable fence height for certain real property located at 2047 Persimmon Drive, legally described as ESTATES @ DEER CRK 1, BLOCK 1, LOT 1.

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### 7. Citizens to be Heard

This is the only time during the Board Meeting that a citizen can address the Board of Adjustment. It is the opportunity for visitors and guests to address the Board on any issue to include agenda items. All visitors wishing to speak must fill out the Sign-In Roster prior to the start of the meeting. The Board may not debate any non-agenda issue, nor may any action be taken on any non-agenda issue at this time; however, the Board may present any factual response to items brought up by citizens. (Attorney General Opinion – JC-0169) (Limit of three minutes each.) All remarks shall be addressed to the Board as a body. Remarks may also be addressed to any individual member of the Board so long as the remarks are (i) about matters of local public concern and (ii) not disruptive to the meeting or threatening to the member or any attendee including City staff. Any person violating this policy may be requested to leave the meeting, but no person may be requested to leave or forced to leave the meeting because of the viewpoint expressed.

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### 8. Consent Agenda - Consent Items (General Items)

(All items listed below are considered to be routine and non-controversial by the commission and will be approved by one motion. There will be no separate discussion of these items unless a board member requests, in which case the item will be removed from the consent agenda.)

- 8.A. Approval of the minutes of the November 3, 2025, meeting.

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### 9. Discussion/Action

9.A. Discussion/Action regarding a variance to Unified Development Code (UDC) Section 8.1.3 to increase the total allowable fence height for certain real property located at 2047 Persimmon Drive, legally described as ESTATES @ DEER CRK 1, BLOCK 1, LOT 1.

## 10. Adjournment

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This Notice of Meeting is posted pursuant to the Texas Government Code 551.041 - .043 on the front bulletin board of the Cibolo Municipal Building, 200 South Main Street, Cibolo, Texas which is a place readily accessible to the public at all times and that said notice was posted on

Peggy Cimics, TRMC

City Secretary

Pursuant to Section 551.071, 551.072, 551.073, 551.074, 551.076, 551.077, 551.084 and 551.087 of the Texas Government Code, the City of Cibolo reserves the right to consult in closed session with the City Attorney regarding any item listed on this agenda. This agenda has been approved by the city's legal counsel and subject in any Executive Session portion of the agenda constitutes a written interpretation of Texas Government Code Chapter 551. This has been added to the agenda with the intent to meet all elements necessary to satisfy Texas Government Code Chapter 551.144.

A possible quorum of Council, committees, commissions, boards and corporations may attend this meeting.

This facility is wheelchair accessible and accessible parking space is available. Request for accommodation or interpretive services must be made 48 hours prior to the meeting. Please contact the City Secretary at (210) 566-6111. All cell phones must be turned off before entering the meeting.

I certify that the attached notice and agenda of items to be considered by the Board of Adjustment was removed by me from the City Hall bulletin board on the \_\_\_\_day of \_\_\_\_\_2026.

\_\_\_\_\_  
Name and Title



Date Posted: January 29, 2026 10:44 am