"City of Choice"

Board of Adjustment Meeting
Cibolo Municipal Building
200 S. Main Street
February 5, 2026
6:30 p.m.

MINUTES

1. **Call to Order** – The meeting was called to order at 6:32 p.m.

2. **Roll Call and Excused Absences** – Members Present: Ms. Lambert, Mr. Langham, Mr. Jones, Ms. Dodd, and Ms. McDaniel; Members Absent: Ms. Forsberg and Ms. Rogers. Mr. Langham made the motion to excuse the absence of Ms. Forsberg. The motion was seconded by Ms. Dodd. For: All; Against: None. The motion carried 5 to 0.

3. **Invocation/Moment of Silence** – The Chairman asked for a Moment of Silence.

4. **Pledge of Allegiance** – All in attendance recited the Pledge of Allegiance.

5. **Election of Chair/Vice Chair**

   A. Election of Chair – Ms. Dodd made the motion to nominate Ms. McDaniel as the Chair. The motion was seconded by Mr. Langham. There were no other nominations. A vote was taken. For: All; Against: None. The motion carried 5 to 0. Ms. McDanial was elected the Chair for calendar year 2026.

   B. Election of Vice Chair – Ms. Dodd made the motion to nominate Mr. Langham. Mr. Langham declined the nomination. Ms. Lambert made the motion to nominate Ms. Dodd as Vice Chair. The motion was seconded by Ms. McDaniel. There were no other nominations. A vote was called. For: All; Against: None. The motion carried 5 to 0. Ms. Dodd was elected as Vice Chair for calendar year 2026.

6. **Public Hearings**

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

   Chairman Ms. McDaniel opened the public hearing at 6:40 p.m. No one wished to speak and the public hearing was closed at 6:40 p.m.

7. **Citizens to be Heard**

This is the only time during the Board Meeting that a citizen can address the Board. 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, and not to any individual member thereof. Public criticism of the Board or any action, policy program or service provided by the City is not prohibited. However, any person making personal, impertinent, or slanderous remarks to individual members of the Board while addressing the Board may be requested to leave the meeting.

No individuals signed up to speak during this item.

8. Consent Agenda

A. Approval of the minutes from the November 3, 2025 meeting.

Mr. Langham made the motion to approve the Consent Agenda. The motion was seconded by Ms. Lambert. For: All; Against: None. The motion carried 5 to 0.

9. Discussion/Action Items

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.

Mr. Langham made the motion to approve the 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. The motion was seconded by Ms. Lambert. For: All; Against: None. The motion carried 5 to 0.

10. Adjournment

Ms. Lambert made the motion to adjourn the meeting at 6:45 p.m. The motion was seconded by Ms. Dodd. For: All; Against: None. The motion carried 5 to 0.

PASSED AND APPROVED THIS 15th DAY OF APRIL 2026.

Shari McDaniel

Shari McDaniel
Chair