



## Zoning Board of Adjustments

Wednesday, April 15, 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. Public Hearings

- 5.A. Conduct a Public Hearing regarding a variance to Unified Development Code (UDC) Section 8.2.1.A.1 to allow a Black Vinyl Chain-Link Fence for the Screening of Mechanical Equipment on certain real property located at 602 Cibolo Valley Drive, legally described as BORGFELD MARKET LOT# 1 BLK # 1 18.40 ACS. WAL-MART.

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### 6. 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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### 7. 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.)

- 7.A. Approval of the minutes from the February 5, 2026, meeting.

## 8. Discussion/Action

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- 8.A. Discussion/Action regarding a variance to Unified Development Code (UDC) Section 8.2.1.A.1 to allow a Black Vinyl Chain-Link Fence for the Screening of Mechanical Equipment on certain real property located at 602 Cibolo Valley Drive, legally described as BORGFELD MARKET LOT# 1 BLK # 1 18.40 ACS. WAL-MART.

## 9. 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 \_\_\_\_\_2025.

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

*Date Posted: April 9, 2026 05:13 pm*



Board of Adjustment Staff Report

**A. Conduct a Public Hearing regarding a variance to Unified Development Code (UDC) Section 8.2.1.A.1 to allow a Black Vinyl Chain-Link Fence for the Screening of Mechanical Equipment on certain real property located at 602 Cibolo Valley Drive, legally described as BORGFELD MARKET LOT# 1 BLK # 1 18.40 ACS. WAL-MART.**

Meeting	Agenda Group
Wednesday, April 15, 2026, 6:30 PM	Public Hearings Item: 5A.
From	
Olivia Hall, Planner I	

**PROPERTY INFORMATION:**

Project Name: PZ-2026-1-VAR  
 Owner(s): Walmart Inc.  
 Representative: Esteban Ice with Ravenvolt  
 Location/Area: 602 Cibolo Valley Drive, Cibolo, TX 78108/ 18.4 acres  
 Location: East of Everyday Christian Fellowship, South of the Bentwood Ranch Subdivision  
 Council Place: 2  
 Future Land Use: Regional Activity Center  
 Existing [Zoning](#): Retail/Office (C-3)  
 Request: To allow a privacy fence to screen mechanical equipment

**FINDINGS:**

The applicant is requesting a variance to Section 8.2.1.A.1 of the 2024 Unified Development Code (UDC) to allow the installation of a chain-link fence with privacy slats, instead of the required masonry screening wall, in order to screen ground-mounted mechanical equipment from public view on the property located at 602 Cibolo Valley Drive, legally described as BORGFELD MARKET LOT# 1 BLK # 1 18.40 ACS. WAL-MART.

**Table 1. Surrounding Zoning Districts and Land Uses**

Location	Zoning District	Land Use
North	Neighborhood Commercial (C-1)	Commercial

South	Retail/Office (C-3)	Commercial
East	Community Retail/Service (C-2)	Christian Church
West	Public Facility-Institution (PF-I)	Elementary School

**PUBLIC NOTICE:**

Notice was published in the local newspaper (Seguin Gazette) on March 22, 2026, and posted on the [City Website](#). Individual letters were sent by mail to 23 property owners within 200 feet of the subject property. To date, Staff has received Zero (0) response in favor and Zero (0) in opposition. A public hearing, along with the Board of Adjustment’s consideration for approval or denial of the requested zoning variance, was tentatively scheduled for the April 15, 2026, meeting.

**BOARD OF ADJUSTMENT ACTION:**

1. **Approve** the requested variance
2. **Approve** the requested variance, *with conditions*.
3. **Deny** the requested variance *with findings*.

**STAFF ANALYSIS:**

Under Texas Local Government Code § 211.009(a)(3), *the Board of Adjustment may authorize in specific cases a variance from the terms of a zoning ordinance if the variance is not contrary to the public interest and, due to special conditions, a literal enforcement of the ordinance would result in unnecessary hardship, and so that the spirit of the ordinance is observed and substantial justice is done.*

In addition, no variance shall be granted unless the Board of Adjustment finds that all required findings outlined in Section 4.3.5.2 of the City’s UDC are met.

**Table 2. Approval Criteria – Section 4.3.5.2**

Criteria for Granting a Zoning Variance	Complies	
	Yes	No

<p><b>1. Extraordinary Conditions</b></p> <p><i>That there are extraordinary conditions or special conditions affecting the land involved such that strict application of the provisions of this Code will deprive the applicant of a reasonable use of the land. For example, a variance might be justified because of topographic, or other special conditions unique to the property and development involved, while it would not be justified due to inconvenience or financial disadvantage.</i></p>		
<p><b>2. Substantial Detriment</b></p> <p><i>That the granting of the variance will not be detrimental to public health, safety, or welfare, or injurious to other property in the area, or to the City in administering this Code.</i></p>		
<p><b>3. Other Property</b></p> <p><i>That the conditions that create the need for the variance do not generally apply to other property in the vicinity.</i></p>		
<p><b>4. Applicant's Actions</b></p> <p><i>That the conditions that create the need for the variance are not the result of the applicant's own actions.</i></p>		
<p><b>5. Comprehensive Plan</b></p> <p><i>That the granting of the variance would not substantially conflict with the Comprehensive Master Plan and the purposes of this Code.</i></p>		

**Attachments**

[UDC Section 8.2.1](#)

[Staff Map](#)

[WMT 4115 - Cibolo TX - Statement of Facts](#)

[2025-2773-602 Cibolo Valley](#)

[Image - 2026-02-26T130949.467](#)

[Image - 2026-02-26T130945.603](#)

[Image - 2026-02-26T130941.132](#)

**C. Standard.**

A fence constructed of wooden boards shall include at least one (1) of the following architectural or landscaping elements for every fifty (50) linear feet:

1. An offset or column extending at least twelve (12") inches vertically and six (6") inches horizontally from the remainder of the fence;
2. A Minimum of thirty-three (33%) percent masonry from ground elevation at proposed fence line. or
3. Climbing vines, shrubs or trees shall be planted along the base of that portion of the fence that fronts a public street. The remaining setback area between the fence and property line shall be landscaped with grass or other low ground cover. All plants shall be irrigated and maintained. Only living vegetation may be used to meet these landscaping requirements.

- D. All perimeter fences, as defined above, shall be maintained by a homeowner's association (HOA) so as not to create a hazard, public nuisance or blight in the surrounding neighborhood. Where no HOA exists or is inactive, maintenance shall fall on the individual property owner.

**8.2 Screening of Mechanical Equipment, Trash Areas, and Loading and Service Areas**

**8.2.1 Mechanical Equipment and Trash Storage Areas**

All mechanical equipment, trash storage areas, layaway containers, semi-trailers and bale and pallet storage areas built within Multi-family and Commercial zoning and Mixed-Use Overlay Districts shall be fully screened from public view. This shall include equipment mounted on the roof, ground or otherwise attached to the building or location on the site. The following standards shall be met:

**A. Mechanical Equipment Screening.**

1. Ground Mounted Mechanical Equipment

Mechanical equipment and similar items shall be fully screened from public view to a height equal to or greater than that of the mechanical equipment with a masonry screening wall constructed of like and similar materials to those of the primary structure.

2. Roof-Mounted Equipment

- a. Mechanical equipment and similar items mounted to the roof of a structure shall be fully screened on four sides to a height equal to or greater than that of the mechanical equipment;
- b. Said screen shall be of a design consistent with that of the primary structure and shall be of like and similar materials to those of the primary structure;
- c. Portions of elements that extend more than five (5') feet above the roof elevation shall be set back one (1') foot of height for each one (1') foot of height they exceed the roof elevation.

**B. Trash Receptacle (Dumpster and Trash Compaction) Screening.**

1. Trash receptacles shall not be placed in a yard which abuts a public ROW unless deemed a corner lot. For corner lots, trash receptacles are allowable on the lower ROW classification side provided adequate vegetative screening is provided in excess of the below masonry screening.



Grenshaw Ct

W Borgfeld Rd

Everyday Way

G. erstein  
entary  
O.C.  
ederstein  
entary  
School

Walmart

The Broc  
Cibol

Cibolo Medical  
Office

lo Valley Dr

Cibolo Valley Dr

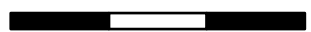
Firestone  
Complete Auto  
Care

Wells Fargo

Taco Bell

### Walmart Fence PZ-2026-1-VAR

 Property of Interest

0 100 200 300  
 Feet

MedPost  
Urgent Care

Petco

Cibolo Valley Dr

Next Care



**RavenVolt, Inc.**

*An ABM Company*

2715 Ronald Reagan Blvd, Suite 100

Cumming, GA 30041

[www.RavenVolt.com](http://www.RavenVolt.com)

**Date:** March 23<sup>rd</sup> 2026

**Statement of Facts - PZ-2026-1-VAR**

**Walmart 4115**

**Address of Project:** 602 Cibolo Valley Dr Cibolo TX 78108

- The subject project was originally reviewed, approved, and permitted with a **metal fence with slats** as the enclosure system.
- The approved fence design constitutes a **non-permanent structure**, consistent with typical fencing installations and does not materially impact property setbacks.
- A **masonry enclosure** differs significantly in that it is considered a **permanent structure**, which may affect the property's compliance with established setback requirements.
- The transition from a fence to a masonry enclosure represents a **material change from the originally approved and permitted design**, altering both structural classification and site implications.
- The originally specified fencing system carries an estimated cost range of approximately **\$30,000 to \$60,000**, which was factored into the project's approved budget.
- The proposed masonry enclosure carries a significantly higher estimated cost, approximately **\$200,000 to \$300,000**, representing a substantial and unanticipated financial burden.
- The requirement to construct a masonry enclosure was **not included in the original permit approval** and was introduced after the initial design had been reviewed and accepted.
- Enforcing the masonry enclosure requirement would impose **both regulatory and financial impacts** beyond the scope of the originally approved project.
- The imposition of this requirement may necessitate **further review and potential legal consideration** if a resolution consistent with the original approval cannot be reached.

Sincerely,

**Estebaan Ice**

VP at RavenVolt, Inc.

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2715 Ronald Reagan Blvd. Suite 100  
Cumming, GA 30041  
[www.RavenVolt.com](http://www.RavenVolt.com)

RavenVolt, Inc.  
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# ALAMO FENCE COMPANY OF SAN ANTONIO INC.

579 Well Road • Cibola, TX 78108  
Phone: (210) 566-6816



This is not an order until accepted by main office.

Approved By \_\_\_\_\_

Date: 11/18/25

rashad.crawford@ravenvolt.com

## QUOTATION/CONTRACT

(Party Responsible for Payment)

Raven Volt

Customer P.O. # \_\_\_\_\_

PH. Work: \_\_\_\_\_ PH. HOME: 678-536-7695

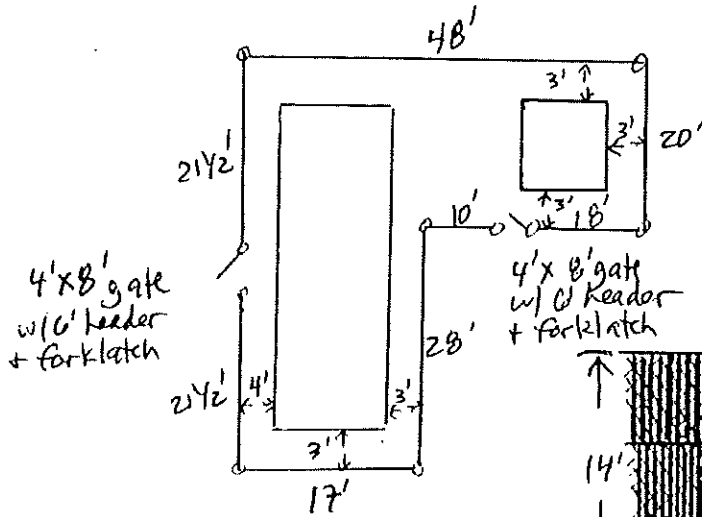
ATTN: Rashad Crawford

CHAIN LINK x IN SQUARE ABOVE	IF REGULAR RESIDENTIAL SPECS <input type="checkbox"/>	OVERALL HT	<input type="radio"/> WITH B-W	TOP RAIL	T	P
		<input type="radio"/> ARMS OUT	<input type="radio"/> NO B-W	1 1/2"	<input type="radio"/>	<input type="radio"/>
		<input type="radio"/> ARMS IN	2 PT B-W	1 1/2"	<input type="radio"/>	<input type="radio"/>
		<input type="radio"/> ARMS UP	4 PT B-W	# OF RAILS		

JOB NAME & LOCATION	KEY MAP NO.
<u>Walmart</u>	
<u>602 Cibola Valley</u>	
FABRIC	11 GA <input type="radio"/>
	9 GA <input type="radio"/>
	WOOD L <input type="radio"/>
	VINYL <input type="radio"/>
OTHER ▶	

LINE POSTS	T	P	DEEP	BRACES <input type="radio"/>		
1 1/2"	<input type="radio"/>	<input type="radio"/>		RODS <input type="radio"/>		
2"	<input type="radio"/>	<input type="radio"/>				
2 1/2"	<input type="radio"/>	<input type="radio"/>		NONE <input type="checkbox"/>		
TERMINALS	T	P	2 1/2"	3"	4"	OTHER
END POSTS	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	G P
CORNER	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	↓
GATE	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	

\*Customer responsible for HOA approval and permit fees.



14' tall Black Vinyl Chain Link  
\* 9 ga. Core wire, Bga. finish  
2 3/8" pipe line post  
1 5/8" pipe top rail  
2 7/8" pipe corner & gate posts  
Tubular vinyl privacy slats - Black  
75% coverage

Fence will be built as a 6' tall fence on top of an 8' tall fence.  
2 rails

(U.G.#)

TERMS: HEREOF ARE CASH ON COMPLETION: past due accounts shall bear interest at the current statutory rate. Title to the contract improvements remains in seller until paid, subject to repossession without trespass. A charge of \$100.00 shall be made for each occasion construction is suspended at request of purchaser to defray additional trip charges. No fence shall be constructed unless appropriate survey pins are visible and all fence lines are cleared, except at risk of purchaser, purchaser covenants to ascertain buried cables, if any, on the property. Seller makes no warranty relating to property lines or surveys. Purchaser expressly releases seller from all claims for damage to underground facilities, trees, shrubs and appurtenances. If this contract is placed with an attorney for suit or collection through probate, bankruptcy or otherwise, purchaser agrees to pay all related expenses and reasonable attorney fees. Verbal commitments are not valid, no warranty is implied.

This is not an order until accepted by main office

Customer Signature \_\_\_\_\_ Title: \_\_\_\_\_

Date: \_\_\_\_\_

(QUOTATION IS VALID FOR 30 DAYS)

By Representative: Mark McDonald 512-720-1883

WE APPRECIATE YOUR BUSINESS

Feet of Fence @		
Feet of Gate @		
Feet of Gate @		
Terminal Posts @		
Terminal Posts @		
Hard Dig @		
T D H A Old Fence @		
Installation Charge		
Stain		
Permit:		\$
Sub-Total:		\$36694.00
Tax:		\$3027.26
TOTAL: →		\$39721.26
- 1/3 Down Payment:		\$
Pay this Amount on Completion:		\$

Everyday Way



Walmart

14' tall  
~~X~~ ~~Wall~~  
Black Vinyl  
chain link fences  
around generators









**A. Approval of the minutes from the February 5, 2026, meeting.**

Meeting	Agenda Group
Wednesday, April 15, 2026, 6:30 PM	Consent Agenda - Consent Items (General Items) Item: 7A.
From	
Valerie Chapman, City Secretary	

**PRIOR CITY COUNCIL ACTION:**

N/A

**BACKGROUND:**

N/A

**STAFF RECOMMENDATION:**

N/A

**FINANCIAL IMPACT:**

N/A

**MOTION(S):**

N/A

**Attachments**

[020526 Minutes.pdf](#)



"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. McDaniel 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 wish to speak and the public hearing was closed at 6:40 p.m.
7. **Citizens to be Heard**

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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 15<sup>th</sup> DAY OF APRIL 2026.

Shari McDaniel  
Chair



Board of Adjustment Staff Report

**A. Discussion/Action regarding a variance to Unified Development Code (UDC) Section 8.2.1.A.1 to allow a Black Vinyl Chain-Link Fence for the Screening of Mechanical Equipment on certain real property located at 602 Cibolo Valley Drive, legally described as BORGFELD MARKET LOT# 1 BLK # 1 18.40 ACS. WAL-MART.**

Meeting	Agenda Group
Wednesday, April 15, 2026, 6:30 PM	Discussion/Action Item: 8A.
From	
Olivia Hall, Planner I	

**PROPERTY INFORMATION:**

Project Name: PZ-2026-1-VAR  
 Owner(s): Walmart Inc.  
 Representative: Esteban Ice with Ravenvolt  
 Location/Area: 602 Cibolo Valley Drive, Cibolo, TX 78108/ 18.4 acres  
 Location: East of Everyday Christian Fellowship, South of the Bentwood Ranch Subdivision  
 Council Place: 2  
 Future Land Use: Regional Activity Center  
 Existing [Zoning](#): Retail/Office (C-3)  
 Request: To allow a privacy fence to screen mechanical equipment

**FINDINGS:**

The applicant is requesting a variance to Section 8.2.1.A.1 of the 2024 Unified Development Code (UDC) to allow the installation of a chain-link fence with privacy slats, instead of the required masonry screening wall, in order to screen ground-mounted mechanical equipment from public view on the property located at 602 Cibolo Valley Drive, legally described as BORGFELD MARKET LOT# 1 BLK # 1 18.40 ACS. WAL-MART.

**Table 1. Surrounding Zoning Districts and Land Uses**

Location	Zoning District	Land Use
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**BOARD OF ADJUSTMENT ACTION:**

1. **Approve** the requested variance
2. **Approve** the requested variance, *with conditions*.
3. **Deny** the requested variance *with findings*.

**STAFF ANALYSIS:**

Under Texas Local Government Code § 211.009(a)(3), *the Board of Adjustment may authorize in specific cases a variance from the terms of a zoning ordinance if the variance is not contrary to the public interest and, due to special conditions, a literal enforcement of the ordinance would result in unnecessary hardship, and so that the spirit of the ordinance is observed and substantial justice is done.*

In addition, no variance shall be granted unless the Board of Adjustment finds that all required findings outlined in Section 4.3.5.2 of the City’s UDC are met.

**Table 2. Approval Criteria – Section 4.3.5.2**

Criteria for Granting a Zoning Variance	Complies	
	Yes	No

<p><b>1. Extraordinary Conditions</b></p> <p><i>That there are extraordinary conditions or special conditions affecting the land involved such that strict application of the provisions of this Code will deprive the applicant of a reasonable use of the land. For example, a variance might be justified because of topographic, or other special conditions unique to the property and development involved, while it would not be justified due to inconvenience or financial disadvantage.</i></p>		
<p><b>2. Substantial Detriment</b></p> <p><i>That the granting of the variance will not be detrimental to public health, safety, or welfare, or injurious to other property in the area, or to the City in administering this Code.</i></p>		
<p><b>3. Other Property</b></p> <p><i>That the conditions that create the need for the variance do not generally apply to other property in the vicinity.</i></p>		
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<p><b>5. Comprehensive Plan</b></p> <p><i>That the granting of the variance would not substantially conflict with the Comprehensive Master Plan and the purposes of this Code.</i></p>		

**Attachments**

[UDC Section 8.2.1](#)

[Staff Map](#)

[WMT 4115 - Cibolo TX - Statement of Facts](#)

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**8.2.1 Mechanical Equipment and Trash Storage Areas**

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- a. Mechanical equipment and similar items mounted to the roof of a structure shall be fully screened on four sides to a height equal to or greater than that of the mechanical equipment;
- b. Said screen shall be of a design consistent with that of the primary structure and shall be of like and similar materials to those of the primary structure;
- c. Portions of elements that extend more than five (5') feet above the roof elevation shall be set back one (1') foot of height for each one (1') foot of height they exceed the roof elevation.

**B. Trash Receptacle (Dumpster and Trash Compaction) Screening.**

1. Trash receptacles shall not be placed in a yard which abuts a public ROW unless deemed a corner lot. For corner lots, trash receptacles are allowable on the lower ROW classification side provided adequate vegetative screening is provided in excess of the below masonry screening.



Grenshaw Ct

W Borgfeld Rd

Everyday Way

G. erstein  
entary  
O.C.  
ederstein  
entary  
School

Walmart

The Broc  
Cibol

Cibolo Medical  
Office

lo Valley Dr

Cibolo Valley Dr

Firestone  
Complete Auto  
Care

Wells Fargo

Taco Bell

### Walmart Fence PZ-2026-1-VAR

 Property of Interest

0 100 200 300  
 Feet

MedPost  
Urgent Care

Petco

Cibolo Valley Dr

Next Care



**RavenVolt, Inc.**

*An ABM Company*

2715 Ronald Reagan Blvd, Suite 100

Cumming, GA 30041

[www.RavenVolt.com](http://www.RavenVolt.com)

**Date:** March 23<sup>rd</sup> 2026

**Statement of Facts - PZ-2026-1-VAR**

**Walmart 4115**

**Address of Project:** 602 Cibolo Valley Dr Cibolo TX 78108

- The subject project was originally reviewed, approved, and permitted with a **metal fence with slats** as the enclosure system.
- The approved fence design constitutes a **non-permanent structure**, consistent with typical fencing installations and does not materially impact property setbacks.
- A **masonry enclosure** differs significantly in that it is considered a **permanent structure**, which may affect the property's compliance with established setback requirements.
- The transition from a fence to a masonry enclosure represents a **material change from the originally approved and permitted design**, altering both structural classification and site implications.
- The originally specified fencing system carries an estimated cost range of approximately **\$30,000 to \$60,000**, which was factored into the project's approved budget.
- The proposed masonry enclosure carries a significantly higher estimated cost, approximately **\$200,000 to \$300,000**, representing a substantial and unanticipated financial burden.
- The requirement to construct a masonry enclosure was **not included in the original permit approval** and was introduced after the initial design had been reviewed and accepted.
- Enforcing the masonry enclosure requirement would impose **both regulatory and financial impacts** beyond the scope of the originally approved project.
- The imposition of this requirement may necessitate **further review and potential legal consideration** if a resolution consistent with the original approval cannot be reached.

Sincerely,

**Estebaan Ice**

VP at RavenVolt, Inc.

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Cumming, GA 30041  
[www.RavenVolt.com](http://www.RavenVolt.com)

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# ALAMO FENCE COMPANY OF SAN ANTONIO INC.

579 Well Road • Cibolo, TX 78108  
Phone: (210) 566-6816



This is not an order until accepted by main office.

Approved By \_\_\_\_\_

Date: 11/18/25

rashad.crawford@ravenvolt.com

## QUOTATION/CONTRACT

(Party Responsible for Payment)  
Raven Volt

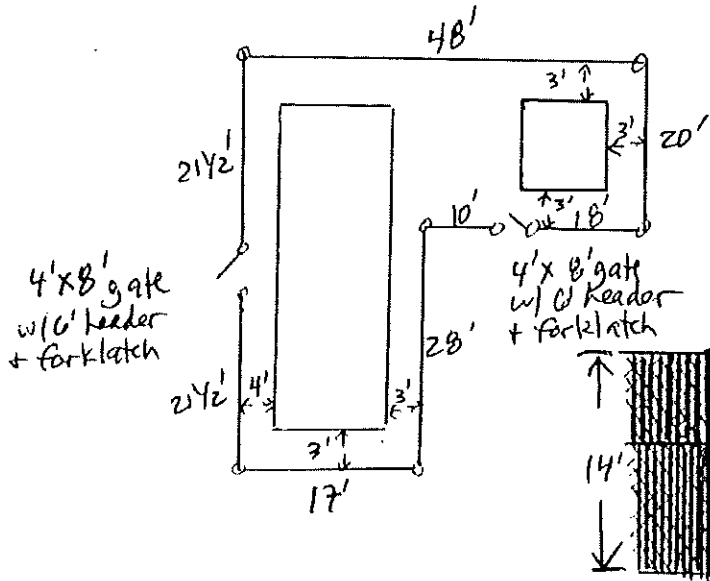
Customer P.O. # \_\_\_\_\_

PH. Work: \_\_\_\_\_ PH. HOME: 678-536-7695

JOB NAME & LOCATION <u>Walmart</u> <u>602 Cibolo Valley</u>		KEY MAP NO. _____	
ATTN: <u>Rashad Crawford</u>		LINE POSTS	T P DEEP BRACES <input type="checkbox"/>
		1 1/2" <input type="checkbox"/>	RODS <input type="checkbox"/>
		2" <input type="checkbox"/>	
		2 1/2" <input type="checkbox"/>	NONE <input type="checkbox"/>
		TERMINALS	T P 2' 3' 4' OTHER
		END POSTS	G P
		CORNER	
		GATE	
FABRIC 11 GA <input type="checkbox"/>		GATE FRAME	
9 GA <input type="checkbox"/>		1 1/2" <input type="checkbox"/>	
WOOD L <input type="checkbox"/>		1 1/2" <input type="checkbox"/>	
VINYL <input type="checkbox"/>		2" <input type="checkbox"/>	
OTHER ▶ _____			

CHAIN LINK IF REGULAR RESIDENTIAL SPECS <input type="checkbox"/> x IN SQUARE ABOVE	OVERALL HT	<input type="radio"/> WITH B-W	TOP RAIL	T	P
	<input type="radio"/> ARMS OUT	<input type="radio"/> NO B-W	1 1/2" <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="radio"/> ARMS IN	2 PT B-W <input type="checkbox"/>	1 1/2" <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="radio"/> ARMS UP	4 PT B-W <input type="checkbox"/>	# OF RAILS _____		

\*Customer responsible for HOA approval and permit fees.



14' tall Black Vinyl Chain Link  
\* 9 ga. Core wire, Bga. finish  
2 3/8" pipe line post  
1 5/8" pipe top rail  
2 7/8" pipe corner & gate posts  
Tubular vinyl privacy slats - Black  
75% coverage  
Fence will be built as a 6' tall fence on top of an 8' tall fence.  
2 rails

(U.G.#)

TERMS: HEREOF ARE CASH ON COMPLETION: past due accounts shall bear interest at the current statutory rate. Title to the contract improvements remains in seller until paid, subject to repossession without trespass. A charge of \$100.00 shall be made for each occasion construction is suspended at request of purchaser to defray additional trip charges. No fence shall be constructed unless appropriate survey pins are visible and all fence lines are cleared, except at risk of purchaser, purchaser covenants to ascertain buried cables, if any, on the property. Seller makes no warranty relating to property lines or surveys. Purchaser expressly releases seller from all claims for damage to underground facilities, trees, shrubs and appurtenances. If this contract is placed with an attorney for suit or collection through probate, bankruptcy or otherwise, purchaser agrees to pay all related expenses and reasonable attorney fees. Verbal commitments are not valid, no warranty is implied.

This is not an order until accepted by main office

Customer Signature \_\_\_\_\_ Title: \_\_\_\_\_

Date: \_\_\_\_\_

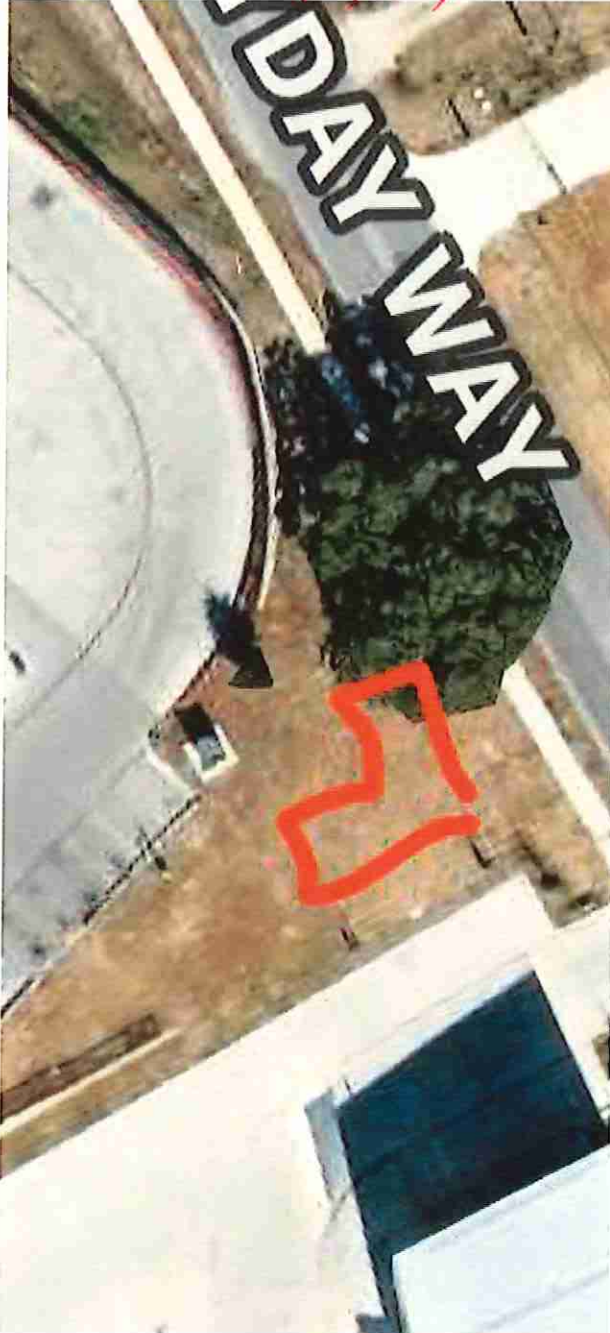
(QUOTATION IS VALID FOR 30 DAYS)

By Representative: Mark McDonald 512-720-1883

WE APPRECIATE YOUR BUSINESS

Feet of Fence @		
Feet of Gate @		
Feet of Gate @		
Terminal Posts @		
Terminal Posts @		
Hard Dig @		
T D H A Old Fence @		
Installation Charge		
Stain		
Permit:		\$
Sub-Total:		\$36694.00
Tax:		\$3027.26
TOTAL: →		\$39721.26
- 1/3 Down Payment:		\$
Pay this Amount on Completion:		\$

Everyday Way



Walmart

14' tall  
~~X~~ ~~Wall~~  
Black Vinyl  
chain link fences  
around generators





