



Zoning Board of Adjustments

Monday, June 15, 2026, 6:30 PM
Council Chambers
200 S. Main St.
Cibolo, Texas 78108

Est. Duration: 25 min

1. Call to Order

2. Roll Call and Excused Absences

3. Invocation - Moment of Silence

4. Pledge of Allegiance

5. 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.

6. 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.)

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

7. Public Hearings

7.A. PZ-2026-1-VAR

Conduct a public hearing regarding a Zoning Variance from Unified Development Code (UDC) Section 8.2.1.A.1 to allow a screened chain-link fence in lieu of the masonry screening wall required by the code within the General Retail / Office (C-3) zoning district on certain real property located at 602 Cibolo Valley Drive, legally described as BORGFELD MARKET LOT# 1 BLK # 1 18.40 ACS. WAL-MART.

7.B. PZ-2026-1-VAR

Discussion/Action regarding a Zoning Variance from Unified Development Code (UDC) Section 8.2.1.A.1 to allow a screened chain-link fence in lieu of the masonry screening wall required by the code within the General Retail / Office (C-3) zoning district on certain real property located at 602 Cibolo Valley Drive, legally described as BORGFELD MARKET LOT# 1 BLK # 1 18.40 ACS. WAL-MART.

8. Discussion/Action

8.A. Discussion/Action to establish a regular monthly meeting schedule for the Board of Adjustment (BOA).

9. Adjournment

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

Valerie A. Chapman, 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



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

Meeting	Agenda Group
Monday, June 15, 2026, 6:30 PM	Consent Agenda - Consent Items (General Items) Item: 6A.
From	
Yvonne Briscoe, Senior Planner	

PRIOR CITY COUNCIL ACTION:

N/A

BACKGROUND:

N/A

STAFF RECOMMENDATION:

N/A

FINANCIAL IMPACT:

N/A

MOTION(S):

N/A

Attachments

[Min BOA 02_05_2026.pdf](#)



**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 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

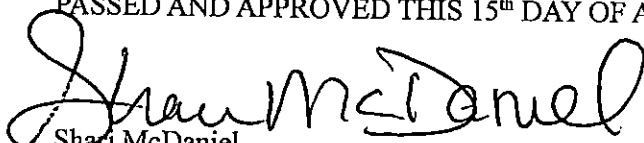
A. Discussion/Action regarding a variance to Unified Development Code (UDC) Section 8.1.3 to increase the total allowable fence height for certain real property located at 2047 Persimmon Drive, legally described as ESTATES @ DEER CRK 1, BLOCK 1, LOT 1.

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
Chair



A. PZ-2026-1-VAR Conduct a public hearing regarding a Zoning Variance from Unified Development Code (UDC) Section 8.2.1.A.1 to allow a screened chain-link fence in lieu of the masonry screening wall required by the code within the General Retail / Office (C-3) zoning district 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
Monday, June 15, 2026, 6:30 PM	Public Hearings Item: 7A.
From	
Olivia Hall, Planner II	

PRIOR CITY COUNCIL ACTION:

N/A

BACKGROUND:

N/A

STAFF RECOMMENDATION:

N/A

FINANCIAL IMPACT:

N/A

MOTION(S):

N/A

Attachments

[Zoning Variance Staff Report Review.pdf](#)

[PZ-2026-1-VAR Supporting Documents.pdf](#)



STAFF REPORT

ZONING VARIANCE

PZ-2026-1-VAR

Property: 602 Cibolo Valley Drive, legally described as BORGFELD MARKET LOT# 1 BLK # 1 18.40 ACS. WAL-MART.

Request: Zoning Variance from Unified Development Code (UDC) Section 8.2.1.A.1 to allow a screened chain-link fence in lieu of the masonry screening wall required by the code within the General Retail / Office (C-3) zoning district.

Proposed Use: The applicant is proposing this change in order to shield a 14-foot generator from public view as required by the 2024 UDC.

Background

The applicant submitted a generator permit on May 30, 2025, which was approved and issued on June 12, 2025. On November 26, 2025, the applicant submitted a fence permit application to screen the approved generator. The proposed fence consisted of a chain link fence with slats. However, the permit was denied on December 5, 2025, as the Unified Development Code (UDC) requires a masonry wall for this type of screening. The applicant indicated that previous City staff had advised that a chain link fence with slats would be acceptable. However, the City has no record of such guidance, and the applicant has not provided documentation to support this claim. As a result, the applicant submitted a request for a zoning variance.

The Board of Adjustment held a public hearing on April 15, 2026, to consider the variance request. After reviewing the information presented, the Board determined that the request did not meet the approval criteria outlined in Section 4.3.5.3 of the City of Cibolo UDC and denied the variance. In its evaluation, the Board found that no extraordinary or special conditions exist that would warrant relief from the Code and that the need for the variance is not unique to the property. The Board further determined that the circumstances prompting the request were the result of the applicant's own actions and that granting the variance would conflict with the Comprehensive Plan and the intent of the UDC. While the Board found that the request would not be detrimental to public health, safety, or welfare, the application did not satisfy the required criteria for approval.

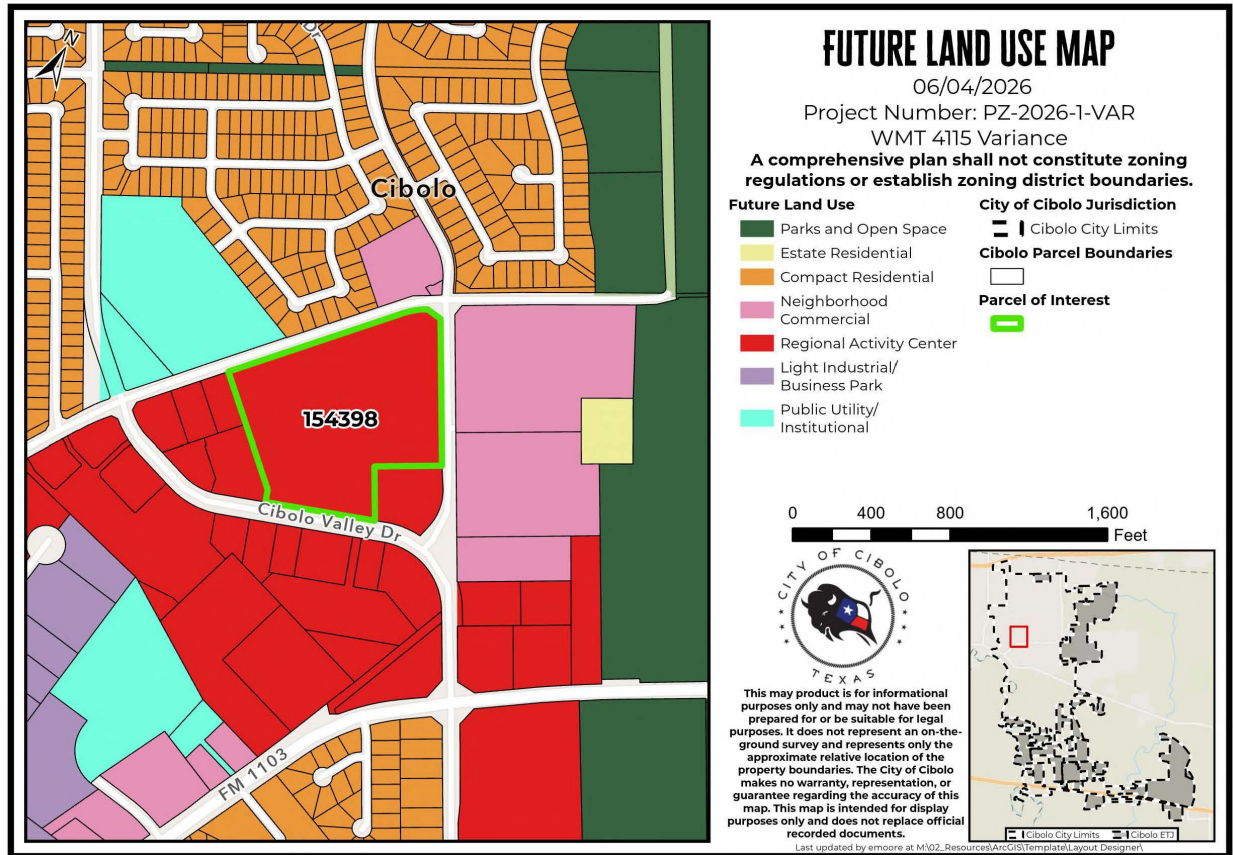
Following the hearing, it was identified that a procedural error occurred, as the decision did not achieve the required 75 percent supermajority vote as mandated by state law.

Future Land Use Map (FLUM)

PlaceTypes are designations for the FLUM that describe the predominant use and character of an area. Rather than point to a single use or zoning category, PlaceTypes portray a development pattern that is established through scale, density and the way it is used.

The subject property is designated as Regional Activity Center FLUM PlaceType.

The Regional Activity Center PlaceType developments are larger in scale and attract regional traffic for shopping and retail needs. These commercial centers are anchored by mid to big-box retailers located along major thoroughfares (i.e., freeways and arterial roads). National retailers and grocery stores would typically be within this PlaceType. Regional Activity Centers can also contain smaller retail or office destinations as well, such as medical offices or boutiques, but are typically anchored by several national vendors. Business types may include restaurants, national retailers, discount stores, grocery stores, fast food, and other retail and service uses.



The table below summarizes the surrounding FLUM PlaceTypes:

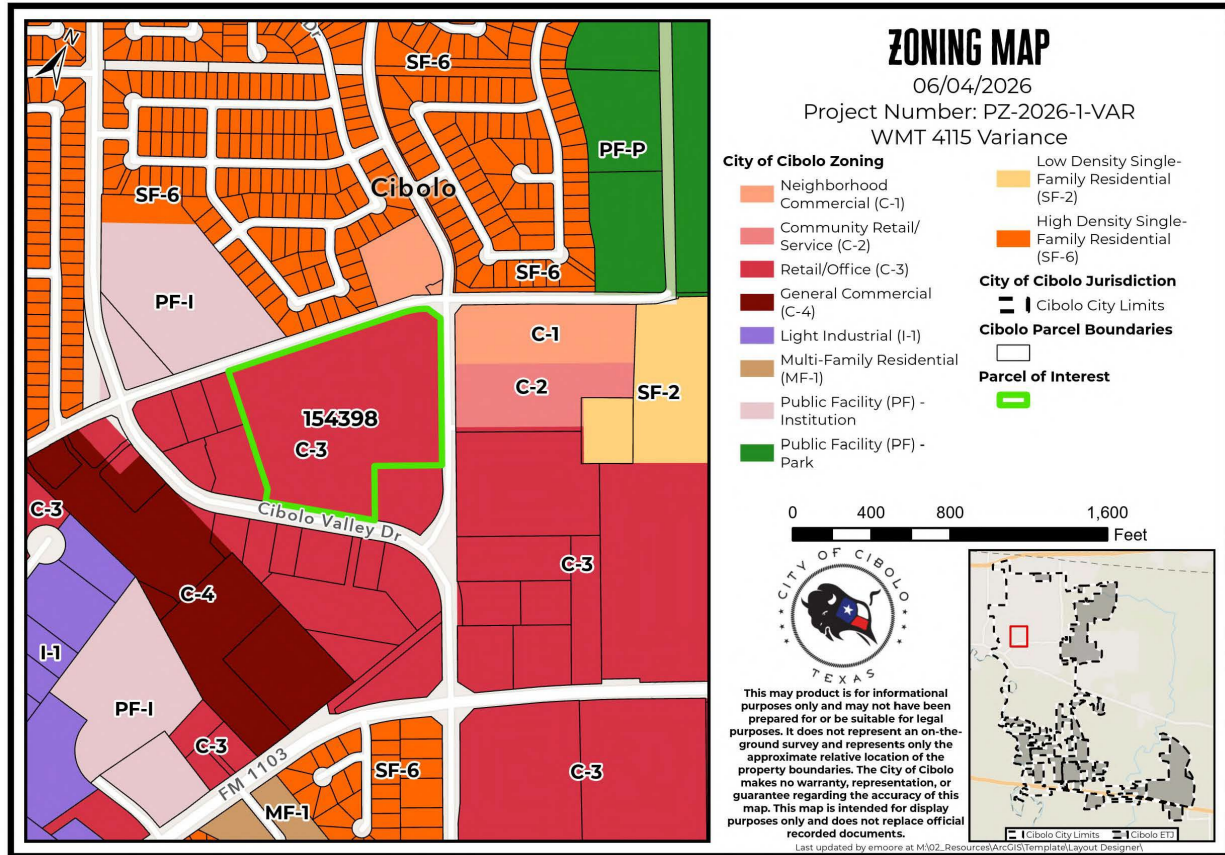
North	Compact Residential
South	Regional Activity Center
East	Neighborhood Commercial
West	Regional Activity Center

Zoning

The subject property is zoned General Retail / Office (C-3).

The General Retail/Office District (C-3) establishes a broad range of business operations, services and commercial development requiring arterial or collector street access. This district

is intended for a variety of offices; institutional and indoor retail uses that are designed to make the most efficient use of existing infrastructure and provide for orderly transitions and buffers between districts and uses. This district should facilitate economic development activities that will strengthen neighborhoods; promote the development of targeted industries and provide community balance; provide educational and employment opportunities; and encourage local economic investment for citizens of Cibolo.

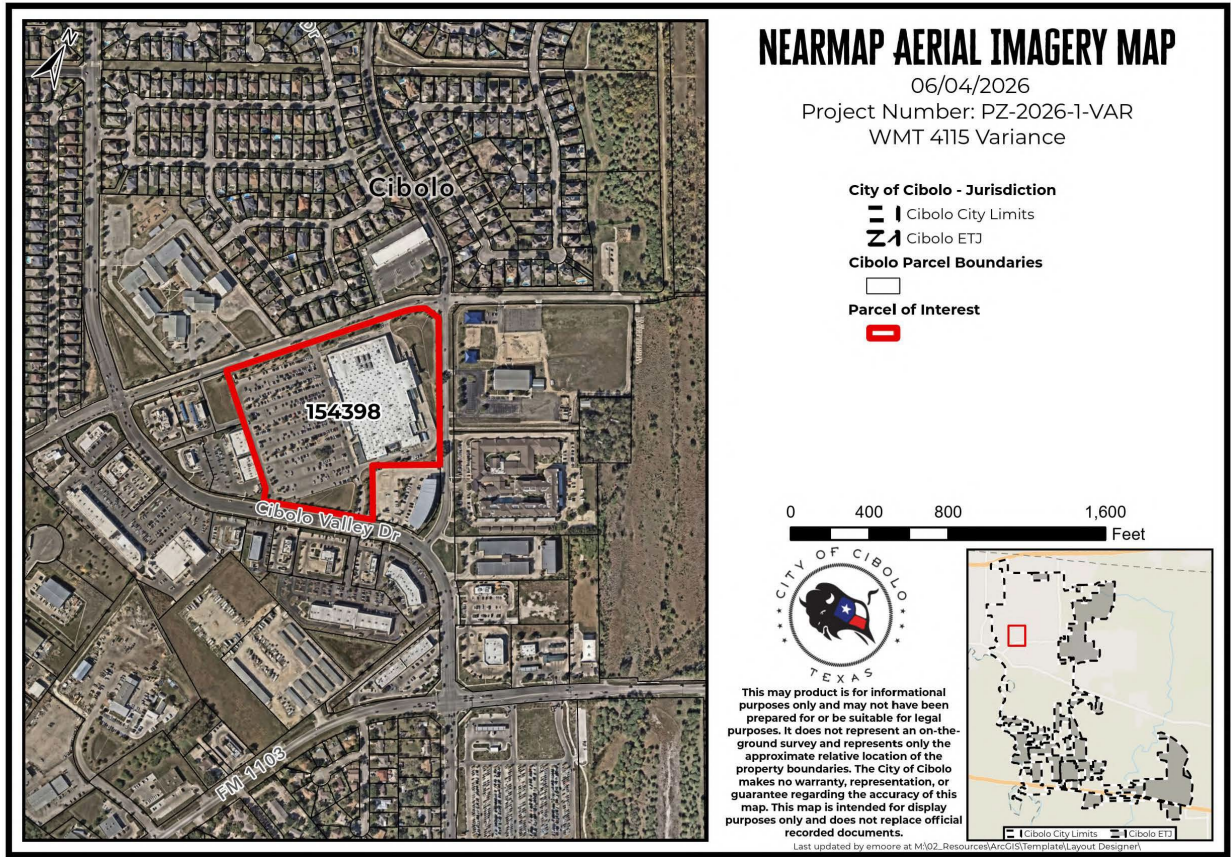


The table below summarizes the surrounding zoning districts:

North	High Density Single-Family Residential (SF-6)
South	General Retail / Office (C-3)
East	Community Retail/Service (C-2) & Neighborhood Commercial (C-1)
West	General Retail / Office (C-3)

Land Use

The subject property is currently developed as Walmart Shopping Center.



(Pictures above were taken on June 2, 2026)

The table below summarizes the surrounding land uses:

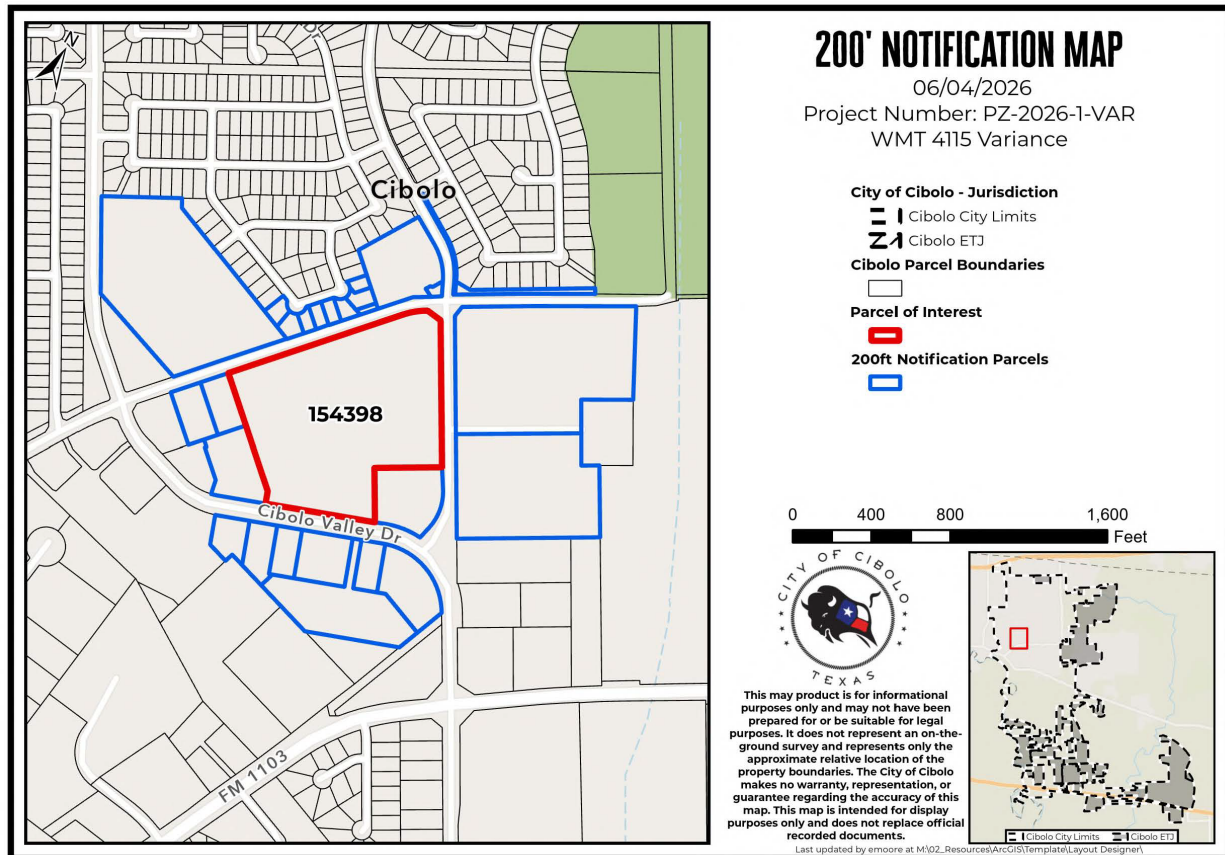
North	The Bentwood Ranch Subdivision
South	Buffalo Heights Shopping Center
East	Everyday Christian Fellowship Church
West	Borgfeld Market Shopping Center

Notice Requirements

Staff finds that the notice requirements outlined in UDC Section 3.3 were performed in accordance with code provisions, including the following:

- published in an official newspaper (The Sequin Gazette) of general circulation in the City before the fifteenth (15th) day before the date of the required hearing;
- written notice of a public hearing before the fifteenth (15th) day before the hearing date, sent to twenty-three (23) individual owners of real property within 200 feet of the exterior boundary of the subject property.

To date, staff has received zero (0) responses in favor and zero (0) in opposition.



In accordance with Texas Local Government Code (TLGC) [Sec. 211.006](#), notice of the public hearing was also published on the municipality's Internet website.

Analysis

Pursuant to UDC Sec. 4.3.5.3, no variance shall be granted unless the Board of Adjustment (BOA) finds that **all** the following criteria are met:

(met) (not met)

A. Extraordinary Conditions: there are extraordinary 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;

- (met) (not met) **B. Substantial Detriment:** 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;
- (met) (not met) **C. Other Property:** that the conditions that create the need for the variance do not generally apply to other property in the vicinity;
- (met) (not met) **D. Applicant's Actions:** that the conditions that create the need for the variance are not the result of the applicant's own actions; and
- (met) (not met) **E. Comprehensive Plan:** that the granting of the variance would not substantially conflict with the Comprehensive Master Plan and the purposes of this Code.

Financial Hardship

Pursuant to TLGC Sec. 211.009, in exercising its authority to authorize in specific cases a variance from the terms of a zoning ordinance, the board may consider the following as grounds to determine whether compliance with the ordinance as applied to a structure that is the subject of the appeal would result in unnecessary hardship:

- (met) (not met) (1) the financial cost of compliance is greater than 50 percent of the appraised value of the structure as shown on the most recent appraisal roll certified to the assessor for the municipality under Section 26.01, Tax Code;
- (met) (not met) (2) compliance would result in a loss to the lot on which the structure is located of at least 25 percent of the area on which development may physically occur;
- (met) (not met) (3) compliance would result in the structure not being in building code, or other requirement;
- (met) (not met) (4) compliance would result in the unreasonable encroachment on an adjacent property or easement; or
- (met) (not met) (5) the municipality considers the structure to be a nonconforming structure.

Conditions

Pursuant to UDC Sec.4.3.5.3 C, the BOA shall prescribe only conditions that it deems not prejudicial to the public interest and shall list its decision with findings of fact. In making the required findings, the BOA shall take into account:

- the nature of the proposed use of the land involved,
- the existing use of land in the vicinity,
- the number of persons who will reside or work in the proposed development,
- the possibility that a nuisance may be created, and

- the probable effect of such variance upon traffic conditions and upon public health, convenience, and welfare of the vicinity.
-

Authority

Pursuant to TLGC § 211.009(c), the concurring vote of 75 percent of the members of the board is necessary to:

- 1) reverse an order, requirement, decision, or determination of an administrative official;
- 2) decide in favor of an applicant on a matter on which the board is required to pass under a zoning ordinance; or
- 3) authorize a variation from the terms of a zoning ordinance.

Pursuant to UDC Sec. 4.3.5.6, a variance shall not be valid if action authorized is not begun within a period of ninety (90) days. Action begins with the issuance of a building permit.

Attachments

Exhibit A: Supporting Documents



RavenVolt, Inc.

An ABM Company

2715 Ronald Reagan Blvd, Suite 100

Cumming, GA 30041

www.RavenVolt.com

Date: March 23rd 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.



A. Discussion/Action to establish a regular monthly meeting schedule for the Board of Adjustment (BOA).

Meeting	Agenda Group
Monday, June 15, 2026, 6:30 PM	Discussion/Action Item: 8A.
From	
Yvonne Briscoe, Senior Planner	

PRIOR CITY COUNCIL ACTION:

N/A

BACKGROUND:

N/A

STAFF RECOMMENDATION:

N/A

FINANCIAL IMPACT:

N/A

MOTION(S):

N/A

Attachments

[BOA Regular schedule_Staff Report.pdf](#)

[Cibolo Boards & Commissions Meeting Schedule.pdf](#)



STAFF REPORT

ESTABLISH A REGULAR MONTHLY MEETING SCHEDULE

Request

Establish a regular monthly meeting schedule for the Board of Adjustment (BOA).

Background

The Board of Adjustment consists of seven (7) regular members and requires a six (6) member quorum to take official action. The BOA currently does not currently utilize alternate members, which limits flexibility in addressing absences and recusals.

As a result, the BOA has experienced recurring quorum challenges, leading to delayed hearings, rescheduled cases, and administrative inefficiencies in processing quasi-judicial matters such as variances, appeals, and special exceptions.

To improve reliability and predictability, the City seeks to establish a regular monthly meeting schedule, supported by an administrative framework that clarifies when meetings are scheduled, and when meetings may be canceled due to lack of business.

This item is administrative in nature and does not alter statutory authority, quorum requirements, or voting thresholds under Texas law.

Policy Considerations

Texas Local Government Code Chapter 211 – Municipal Zoning

[Sec. 211.008. Board of Adjustment](#)

- “Meetings of the board are held at the call of the presiding officer and at other times as determined by the board. All meetings of the board shall be open to the public.”
- “Each case before the board of adjustment must be heard by at least 75 percent of the members.”
- “The governing body, by charter or ordinance, may provide for the appointment of alternate board members to serve in the absence of one or more regular members...”

[Sec. 211.009. Authority of Board](#)

- “The concurring vote of 75 percent of the members of the board is necessary to reverse an order... or authorize a variation from the terms of a zoning ordinance.”

Interpretation

The statute authorizes local procedural flexibility in scheduling and administration of BOA meetings, while maintaining strict quorum and supermajority voting requirements. The ability

to define meeting structure, timing, and administrative procedures rests with the governing body.

City Policy – City Council Policy Directive No. 2020-001

- Requires boards and commissions to establish regular monthly meeting dates and times.
 - Supports cancellation of meetings when no agenda items are present.
 - Promotes consistency, transparency, and efficient public administration.
-

Analysis

Establishing a fixed monthly meeting schedule will improve predictability, reduce quorum-related delays, and align BOA operations with City policy expectations for consistent public meeting administration.

However, due to statutory notice requirements and variability in application submittals, BOA meetings must operate with a conditional scheduling framework based on agenda readiness.

Notice-Based Agenda Placement

Once statutory notice is issued (including mailed notice to surrounding property owners or published notice where applicable), applications enter the formal public hearing process.

Under this framework:

- Applications with mailed notice to surrounding property owners shall be placed on the BOA agenda, even if withdrawn or deferred after notice;
- Applications with newspaper publication only may be excluded from agenda placement if staff determines no hearing action or acknowledgment is required; and
- Staff will evaluate agenda placement on a case-by-case basis, considering notice type and public reliance created.

Withdrawal After Notice

If an application is withdrawn after notice has been issued:

- The item will remain on the agenda for transparency;
- Staff will note the withdrawal in the agenda materials; and
- The official record will reflect the procedural status of the case.

Meeting Cancellation Due to Lack of Business

Because BOA meetings are contingent on agenda items:

- If all applications are withdrawn, deferred, or otherwise removed prior to the meeting; and
- No additional items remain for consideration,

the meeting may be canceled due to lack of agenda items.

Cancellation will be posted in accordance with the Texas Open Meetings Act, and appropriate notifications will be provided to board members, applicants, and stakeholders.

Proposed Regular Meeting Schedule

Due to the existing Cibolo Boards & Commissions meeting structure, the suggested regular monthly meeting schedule for BOA is either:

- 3rd Wednesday of each month at 6:30 p.m., or
- 4th Wednesday of each month at 6:30 p.m.

Meetings will only proceed when agenda items are present.

Expectation

Board members are expected to reserve the established meeting date and time as a standing monthly commitment. Staff will no longer conduct a polling process to confirm availability for regularly scheduled meetings. In the event a quorum is not present, or if quorum cannot be anticipated for a given meeting, items will be carried forward and scheduled for the next available regular monthly meeting.

Board members must notify staff as soon as possible if a conflict arises with the regular monthly meeting schedule so that attendance, quorum expectations, and agenda planning can be appropriately evaluated in advance.

Staff will:

- Review application status and agenda readiness;
- Notify BOA members no less than three (3) weeks prior to the scheduled meeting date whether the meeting will proceed; and
- Confirm whether the meeting will be held or canceled based on agenda availability and quorum expectations.

The published meeting schedule will include the qualifying language: "unless there are no discussion or action items to be presented."

Accordingly:

- Meetings are not automatically posted as active City meetings unless formally confirmed;
- Agenda posting will occur only when items requiring action are scheduled; and
- If no agenda items exist, staff will initiate cancellation procedures in accordance with applicable notice requirements.

Special meetings may still be required due to holidays, scheduling conflicts, or emergent workload considerations. In those instances, staff will coordinate with the Chair and City Secretary's Office to schedule a special meeting, ensure proper notice under the Texas Open Meetings Act, and confirm member availability as needed to ensure quorum and continuity of operations.

Recommendation

Staff recommends that the Board of Adjustment establish a regular monthly meeting schedule of either:

- the 3rd Wednesday of each month at 6:30 p.m., or
- the 4th Wednesday of each month at 6:30 p.m.,

with meetings to be held on an as-needed basis when agenda items are present.

Attachments

Exhibit A: Cibolo Boards & Commissions Meeting Schedule



CITY COUNCIL

2nd Tuesday of each month at 6:30 p.m.

4th Tuesday of each month at 6:30 p.m.

ECONOMIC DEVELOPMENT CORPORATION

3rd Thursday of each month at 6:30 p.m.

PARKS & RECREATION COMMISSION

1st Wednesday of each month at 6:30 p.m.

PLANNING & ZONING COMMISSION

2nd Wednesday of each month at 6:30 p.m.

HISTORIC COMMITTEE

2nd Thursday of each month at 6:30 p.m.

YOUTH ADVISORY COMMITTEE

1st Thursday of each month at 6:30 p.m.

ZONING BOARD OF ADJUSTMENT

3rd/ 4th Wednesday of each month at 6:30 p.m., unless there are no discussion or action items to be presented.



BOARD OF ADJUSTMENT

2026 Meetings

All meetings begin at 6:30 P.M. in the Council Chambers of City Hall, unless there are no discussion or action items to be presented.

3rd Wednesday.

July 15, 2026

August 19, 2026

September 16, 2026

October 21, 2026

November 18, 2026

December 16, 2026

4th Wednesday.

July 22, 2026

August 26, 2026

September 23, 2026

October 28, 2026

November 25, 2026

December 23, 2026