



**CITY OF NEW BRAUNFELS, TEXAS
CONSTRUCTION BOARD OF APPEALS
MEETING
COUNCIL CHAMBER
550 LANDA STREET**



WEDNESDAY, MAY 6, 2026 at 4:00 PM

AGENDA

1. CALL TO ORDER

2. ROLL CALL

3. VOTE TO EXCUSE ABSENT MEMBERS

4. APPROVAL OF MINUTES

A) Approval of the April 3, 2025 meeting minutes. [26-545](#)

5. CITIZENS TO BE HEARD/CITIZENS PARTICIPATION

A) Citizens may address the New Braunfels Construction Board of Appeals on topics not on the agenda for no more than five(5) minutes.

B) Citizens shall also have the opportunity to address the New Braunfels Construction Board of Appeals during consideration of posted agenda items for no more than five (5) minutes.

C) A City Official may make a statement of specific factual information in response to an inquiry made by a member of the public, or a recitation of existing policy in response to an inquiry made by a member of the public.

6. DISCUSSION AND ACTION

A) The New Braunfels Construction Board of Appeals will [26-543](#) discuss, review, and possibly take action on an appeal of the Building Official’s determination concerning ordinance non-compliance at Honey Bee RV Storage located at 4108 Altgelt, New Braunfels, TX 78130.

B) Discussion on and possible adoption of proposed Bylaws [26-555](#) for the New Braunfels Construction Board of Appeals

7. EXECUTIVE SESSION

In accordance with the Open Meetings Act, Texas Government Code Chapter 551.071, the Board may convene in a closed session to discuss any item listed on this agenda. Any final action or vote on any executive session item will be taken in open session

A) Deliberate pending/contemplated litigation, settlement [26-556](#) offer(s), and matters concerning privileged and unprivileged client information deemed confidential by Rule 1.05 of the Texas Disciplinary Rules of Professional Conduct in accordance with Section 551.071, of the Texas Government Code, including but not limited to:

- Legal issues associated with the Board's authority, processes and legal options when considering an appeal of the Building Official's determination concerning ordinance non-compliance at Honey Bee RV Storage located at 4108 Altgelt Lane, New Braunfels, TX 78130.

8. ADJOURNMENT

CERTIFICATION

I hereby certify the above Notice of Meeting was posted on the bulletin board at the New Braunfels City Hall.

Board Liaison

NOTE: Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf or hearing impaired, readers, or large print, are requested to contact the City Secretary's Office at (830) 221-4010 at least two (2) work days prior to the meeting so that appropriate arrangements can be made.



Construction Board of Appeals Agenda Item Report

550 Landa Street
New Braunfels, TX

5/6/2026

Agenda Item No. A)

PRESENTER:

Sheron Cain, Engineer Coordinator

SUBJECT:

Approval of the April 3, 2025 meeting minutes.

**DRAFT - MINUTES
OF THE NEW BRAUNFELS CONSTRUCTION BOARD OF APPEALS
REGULAR MEETING OF THURSDAY, APRIL 3, 2025**

AGENDA

1. CALL TO ORDER

Lesha Blair called to order 4:06 PM

2. ROLL CALL

Present: 6 - Gilbert Watt, Gregory Winters, Lesha Blair, Max Caruana, Alex Guidry Rodriguez, Shane Harrell

3. VOTE TO EXCUSE ABSENT MEMBERS

None

4. CITIZENS TO BE HEARD/CITIZEN PARTICIPATION

None

A) Citizens may address the New Braunfels Construction Board of Appeals on topics not on the agenda for no more than five(5) minutes.

B) Citizens shall also have the opportunity to address the New Braunfels Construction Board of Appeals during consideration of posted agenda items for no more than five (5) minutes.

C) A City Official may make a statement of specific factual information in response to an inquiry made by a member of the public, or a recitation of existing policy in response to an inquiry made by a member of the public.

5. DISCUSSION AND ACTION

A) The New Braunfels Construction Board of Appeals will Discuss and may take action on an appointment of a Chairman and Vice Chairman for the Construction Board of Appeals.

Gregory Winters nominated Lesha Blair as chair. Gilbert Watt seconded the motion which passed unanimously.

Max Caruana nominated Gregory Winters as vice chair. Shane Harrell seconded motion which passed unanimously.

B) The New Braunfels Construction Board of Appeals will discuss, review, and possibly take action on an appeal of the Building Official's

determination concerning ordinance non-compliance at Cowboys and Cadillacs located at 204 W San Antonio St, New Braunfels, TX 78130.

City Staff presented to the board using a powerpoint.

Latifat Olufemi, Building Official

Anthony Pitzier, Fire Captain

Matt Bushnell, Assistant Fire Chief

Frank Onion, First Assistant City Attorney represented the City of New Braunfels and called Mr. Tunnel as a witness.

Cameron Corzine the contractor and an owner of Cowboys and Cadillac presented his case to the board and answered questions and called Jeff Bryer as a mechanical witness.

Shane Harrell motioned to sustain the Building Official's decision and Max Caruana seconded the motion, a roll call vote was given with 6-0

6. EXECUTIVE SESSION

In accordance with the Open Meetings Act, Texas Government Code Chapter 551.071, the Board may convene in a closed session to discuss any item listed on this agenda. Any final action or vote on any executive session item will be taken in open session.

A) Deliberate pending/contemplated litigation, settlement offer(s), and matters concerning privileged and unprivileged client information deemed confidential by Rule 1.05 of the Texas Disciplinary Rules of Professional Conduct in accordance with Section 551.071, of the Texas Government Code, including but not limited to;

· Legal issues associated with the Board's authority, processes and legal options when considering an appeal of the Building Official's determination concerning ordinance non-compliance at Cowboys and Cadillacs located at 204 W San Antonio St, New Braunfels, TX 78130.

Chair Lesha Blair called executive session; in accordance with the Open Meetings Act, Texas Government Code, Ch. 551.071 at 4:12 PM and returned 4:39 PM with no action taken.

Chair Lisa Blair called executive session, in accordance CH. 551.071 to consult with the attorney at 5:48 PM and returned 5:57 PM with no

action taken.

7. ADJOURNMENT

Lesha Blair adjourned at 6:04 PM

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Board Liaison

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5/6/2026

Agenda Item No. A)

PRESENTER:

Latifat Olufemi Building Official

SUBJECT:

The New Braunfels Construction Board of Appeals will discuss, review, and possibly take action on an appeal of the Building Official's determination concerning ordinance non-compliance at Honey Bee RV Storage located at 4108 Altgelt, New Braunfels, TX 78130.



City Council Agenda Item Report

550 Landa Street
New Braunfels, TX

5/6/2026

Agenda Item No. B)

PRESENTER:

Nathan Brown, Senior Assistant City Attorney

SUBJECT:

Discussion on and possible adoption of proposed Bylaws for the New Braunfels Construction Board of Appeals

5/6/2026

Agenda Item No. A)

SUBJECT:

Deliberate pending/contemplated litigation, settlement offer(s), and matters concerning privileged and unprivileged client information deemed confidential by Rule 1.05 of the Texas Disciplinary Rules of Professional Conduct in accordance with Section 551.071, of the Texas Government Code, including but not limited to:

- Legal issues associated with the Board's authority, processes and legal options when considering an appeal of the Building Official's determination concerning ordinance non-compliance at Honey Bee RV Storage located at 4108 Altgelt Lane, New Braunfels, TX 78130.