

ANNUAL REPORT - COMPARISON FROM 1998 TO 2014

	1998 ITEM COUNT	1999 ITEM COUNT	2000 ITEM COUNT	2001 ITEM COUNT	2002 ITEM COUNT	2003 ITEM COUNT	2004 ITEM COUNT	2005 ITEM COUNT	2006 ITEM COUNT	2007 ITEM COUNT	2008 ITEM COUNT	2009 ITEM COUNT	2010 ITEM COUNT	2011 ITEM COUNT	2012 ITEM COUNT	2013 ITEM COUNT	2014 ITEM COUNT
ZONING CASES	11	23	17	16	24	35	41	40	43	43	34	40	52	40	40	44	48
ABANDONMENTS AND CLOSURES	0	2	3	2	0	0	1	0	2	4	5	0	3	2	1	4	3
PLATS	82	76	122	63	49	82	85	98	113	108	76	56	66	54	96	120	141
ZONING BOARD OF ADJUSTMENT	34	28	21	21	37	45	58	60	85	29	33	40	31	32	49	45	30
MISCELLANEOUS REQUESTS	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	8	103	126	126	95	122	203

ZONING and SPECIAL USE PERMITS - 2014

MONTH	NO.	Case No.	DESCRIPTION	CURRENT ZONING	PROPOSED ZONING	Status
January	6	PZ-14-001	1115 W. Bridge Street - From C-Or39 to C-1A	C-Or39	C-1A	Withdrawn
		PZ-13-050	Sir Lawrence Properties - 487 San Antonio Street	SND-1	SUP	Approved
		PZ-14-002	Robert Williams - 1067 FM 306	C-1 & C-1B	C-1B	Approved
		PZ-14-003	Eckermann Engineering - 3194 N IH 35	APD & M-1	M-1A	Approved
		PZ-14-004	Vikki Leggitt (River Bluff at Gruene PD Concept Plan Amendment) - 1185 Gruene Road	PD	Amend PD	Approved
		PZ-14-005	Daughtry & Boerne - 2090 IH 35	APD	MU-B	Approved
		PZ-14-006	LGI (Magnolia Springs PD Concept Plan Amendment) - IH-35 / Marigold Way	PD	Amend PD	Approved
Feb	1	PZ-14-007	City of New Braunfels For David Docter - 2468 FM 1101	APD	MU-B	Approved
March	1	PZ-14-009	Robert Johnson - 452 FM 1863	APD	SUP	Approved
April	1	PZ-14-010	Seidel Family Partnership #1 - 3913 IH 35	C-3	M-1A	Approved
May	5	PZ-14-011	John Seidel For Waymer - 425 N. Seguin Ave	M-2	SUP for short term rental	Approved
		PZ-14-012	Hunters Creek Village - 1935 W. State Hwy 46	C-1	SUP	Approved
		PZ-14-013	Anni Weisbrich - 107 Clear Springs	B-1A	C-1A	Approved
		PZ-14-014	Trace Jurica (Town Creek Concept Plan Amendment) - 979 N. Academy	PD	Amend Concept Plan	Withdrawn
June	5	PZ-14-015	Tara V - 5189 IH 35 S.	APD	M-1A	Approved
		PZ-14-016	City of New Braunfels - Rivertree Subdivision Rezone	M-1	R-2A	Approved
		PZ-14-017	Lynn Ann Carley - 1656 Gruene Road	R-2	R-3L	Withdrawn
		PZ-14-018	Kb Homes (Legend Pond PD Concept Plan & Development Standards Amendment) - Klein Road	PD	Amend Concept Plan	Approved
		PZ-14-021	Elizabeth Rodriguez - 0 Country Club Circle	R-2	SUP	Denied
July	10	PZ-14-020	John Minatrea Jr. - 730 E. State Hwy 46	R-2	C1-B	Approved

ZONING and SPECIAL USE PERMITS - 2014

MONTH	NO.	Case No.	DESCRIPTION	CURRENT ZONING	PROPOSED ZONING	Status
		PZ-14-019	Moeller For Rose Marie Fellers - 2290 FM 725	C-3 / APD	ZH-A	Approved
		PZ-14-022	Midtex Lp - 191 W. Klein Road	C-1A	C-1B	Approved
		PZ-14-023	Creekside 1101 & FM 1101 Creekside Bbl - FM 306 Near Central Pkwy	PD	Amend Concept Plan	Approved
		PZ-14-024	New Leaf Homes (Legend Meadows Concept Plan Amendment) - Klein Road Near Legend Pond	PD	Amend Concept Plan	Approved
		PZ-14-025	Steven Golla - 2475 Loop 337	C-1	SUP	Approved
		PZ-14-028	Char Mar Ltd - 2400 W. State Hwy 46	C-1	C-1B	Approved
		PZ-14-029	Moeller & Assoc - 643 Klein Road	APD	R-1A-6.6	Approved
		PZ-14-030	HMT For Schulz & Osborne- Saengerhalle Road / Saur Lane	APD	R-2A	Approved
		PZ-14-031	City of New Braunfels - 711 W. Klein Road	R-1A-6.6	C-1A	Approved
Aug	7	PZ-14-032	Erna Lou Wittenborn - 115 Deer Trot	R-2	SUP	Approved
		PZ-14-033	Lynn Ann Carley For Kastleman - 1656 Gruene Road	R-2	SUP	Approved
		PZ-14-034	Velma Development (Highland Grove Concept Plan Amendment) - Morningside Drive / Rueckle Road	PD	Amend Concept Plan	Approved
		PZ-14-035	Vikki Leggett (Vineyard at Gruene PD) - 1185 Gruene Road	PD	Amend PD	Withdrawn
		PZ-14-036	Ricky Jenkins For Westpointe Commercial - 4.297 Acres on 1864 Independence Drive	MU-A	SUP	Approved
		PZ-14-037	HMT For Bruemmer (High Cotton Estates PD Concept Plan) - 1357 & 1365 Hanz Drive	R-2	PD	Approved
		PZ-14-008	Daniel & Anna Lisa Tamez - 264 E. Bridge Street	C-2	SUP	Approved
Sept	1	PZ-14-040	Bruemmer Ranch (High Cotton Estates PD) - 1357 & 1365 Hanz Drive	R-2	PD	Approved
Oct	4	PZ-14-042	Lore Lee Hymel - 297 S. Union	C-1	SUP	Approved
		PZ-14-043	Kenneth Gorence - 496 Comal Ave	C-2	SUP	Denied

ZONING and SPECIAL USE PERMITS - 2014

MONTH	NO.	Case No.	DESCRIPTION	CURRENT ZONING	PROPOSED ZONING	Status
		PZ-14-044	T R Inscore - 1935 Gruene Road	R-2	SUP	Approved
		PZ-14-039	Doug Cooper - 961 County Line Road	APD	SUP	Approved
Nov	3	PZ-14-041	Antancio Campos - 1100 Block of Katy	R-2	M-1A	Denied
		PZ-14-045	HMT Engineering (Fox Point PD) - 2838 Goodwin Lane	APD	PD	Approved
		PZ-14-046	HMT Engineering - W. Perryman Street / Mcqueeney Road	C-3	SUP	Approved
Dec	4	PZ-14-047	Richard Senyszyn - 617 Gruene Road	R-2	C-1A	Approved
		PZ-14-048	EBIB (Parkridge Estates PD) - County Line Road / North Ranch Estates	C-1 & R-1A-6.6	PD	Approved
		PZ-14-049	HMT For Lori Bell & Eric Ebert	APD	MU-B	Approved
		PZ-13-043	City of New Braunfels - Walnut Neighborhood Special District - Walnut Ave to Katy Street	R-2 & R-1A-6.6	SND - WALNUT DISTRICT	Approved
		PZ13-049	void			
TOTAL	48					

STREET CLOSURES/ABANDONMENTS - 2014

MONTH	NO.	DESCRIPTION	APPLICANT		STATUS
January	0				
February	0				
March	0				
April	0				
May	1	PZ-14-026 915 & 916 Wood Meadows .0312 acres	Larry Nuckols	5/21/2014	In progress
June	0				
July	1	PZ-14-038 Elizabeth Avenue	Charles Wiggins	7/23/2014	Withdrawn
August	0				
September	0				
October	0				
November	0				
December	0				
TOTAL	2				

PLATS - 2014

MONTH	NO.	DESCRIPTION	Master Plan	TOTAL # LOTS - CITY	TOTAL # LOTS - OCL	TOTAL # OF ACRES	# of Comm'l Lots	Acreage of Comm'l Lots	status
Jan	10	Orion Park		9		4.810			Approved 1/7/14
		Enclave At Westpointe Village, Unit 2		43		13.703			Approved 1/7/14
		Enclave At Westpointe Village, Unit 3		37		10.381			Approved 1/7/14
		West Village At Creekside, Unit 1		50		12.790			Approved 1/7/14
		West Village At Creekside, Unit 2		74		11.920			Approved 1/7/14
		Bluebonnet Collision Center Unit 1		1		5.290	1	5.290	Approved 1/7/14
		Woodyville Unit 1		1		3.930	1	3.930	Approved 1/7/14
		Hadlock Plaza		3		11.410	3	11.410	Approved 1/7/14
		Briar Meadows Unit 1		66		16.390			Approved 1/7/14
		Briar Meadows Master Plan	127	127		32.173			Administrative approval
Feb	7	River Oaks Commercial Replat Lot 1		3	3	7.211	3	7.211	Approved 2/4/14
		Magnolia Springs Master Plan Amendment	558	558		142.300			Approved 2/4/14
		Fireside Inn Lot 1r Replat		1		0.966	1	0.966	Approved 2/4/14
		New Blue Bonnet River Park Addition		6		1.520			Approved 2/4/14
		The Silos, Unit 1		80		24.080			Approved 2/4/14
		Bliders Creek Commercial		3		10.652	3	1.652	Approved 2/4/14
		The Village At Avery Park		19		14.410			Approved 2/4/14
Mar	15	Barbarosa Pass, Unit 2			16	91.069			Approved 3/4/14
		Dewey Estates		1		1.717	1	1.7170	Approved 3/4/14
		Ernst Alves Lot 1r			1	2.450			Administrative approval
		The Pinnacle Lot 76 & 77 Est 77a			1	2.040			Administrative approval
		Sundance, Unit 2 Lot 1rb		4		34.070	4	34.070	Approved 3/4/14
		West Loop		1		4.892			Approved 3/4/14
		Oak Run Commercial Reserve, Unit 2, Lot 2a1 & Lot 2a2		2		9.996	2	9.996	Approved 3/4/14
		Magnolia Springs, Unit 5		34		9.675			Approved 3/4/14
		Thomas Fink Subdivision Lots 3r Replat		2		1.348	2	1.348	Withdrawn
		Generations			12	29.337	12	29.337	Approved 3/4/14
		Choctaw Acres		2		1.420			Approved 3/4/14
		Newcombe Tennis Ranch, Unit 2A		47		16.570			Administrative approval
		Copper Ridge, Phase 3a, Block G, Lots 10 & 11 (White)			1	2.700			Administrative approval
		Mission Oaks, Unit 2, Block 5 Lots 35 & 36 est 35A		1		1.182			Administrative approval
		Magnolia Springs, Unit 6		36		11.650			Approved 3/4/14
		Magnolia Springs, Unit 7		46		12.220			Approved 3/4/14
April	10	Jentsch Acres Extension		4		1.757			Approved 4/1/14
		Landa Park Highlands, Unit 1 Lot 30a & 30b		2		2.000			Approved 4/1/14

PLATS - 2014

MONTH	NO.	DESCRIPTION	Master Plan	TOTAL # LOTS - CITY	TOTAL # LOTS - OCL	TOTAL # OF ACRES	# of Comm'l Lots	Acreage of Comm'l Lots	status
		Copper Ridge, Phase 3B			74	95.790			Approved 4/1/14
		The Preserve Master Plan Amendment	130		130	205.450			Approved 4/1/14
		The Preserve, Unit 4			0	39.468			Approved 4/1/14
		Fields of Morningside		58		16.780			Withdrawn
		Vineyard At Gruene, Unit 2 10r-1, 10r-2, 10r-3, 10r-4, 10r-5, 10r-6		4		0.322			Approved 4/1/14
		Preston Hollow, Unit 1			49	63.770			Approved 4/1/14
		Preston Hollow			110	143.980			Approved 4/1/14
		Copper Ridge Master Plan Amendment	596	596		813.610			Administrative approval
May	18	Gruene 16		3		15.565			Approved 5/6/14
		Newcombe Tennis Ranch Master Plan	210	210		195.510			Approved 5/6/14
		Newcombe Tennis Ranch, Unit 4			0	39.038			Approved 5/6/14
		Copper Ridge, Phase 3a, Block G, Lots 25 & 26 est 25R		1	1	2.072			Administrative approval
		River Chase, Unit 8, Lots 1324 & 1325 est 1324R		1	1	2.380			Administrative approval
		Copper Ridge, Phase 1, Block A, Lots 19 & 20 est 20R			1	2.350			Administrative approval
		Copper Ridge, Phase 2C			35	49.560			Withdrawn
		Phillips Properties Subdivision		2		4.010			Withdrawn
		USA Office & Industrial Park Lots 3A1 & 3A2		2		2.700			Approved 5/6/14
		Water Way		1		2.558			Withdrawn
		Highland Grove, Unit 4A		66		16.810			Approved 5/6/14
		The Estates At Stone Crossing, Phase 2		12		2.578			Approved 5/6/14
		Comal Industrial Park, Unit 2, Block 1, Lots 7ar & 7br		2		3.240	2	3.240	Administrative approval
		The Preserve, Unit 3			29	37.596			Administrative approval
		Havenwood At Hunters Crossing, Unit 2, Lots 148 & 149 est 148R			1	2.040			Administrative approval
		Fairfield Inn New Braunfels Lots 1r, 2r & 3r		3		5.672	3	5.672	Administrative approval
		Water Way Master Plan	2	2		10.000			Withdrawn
		Phine Terrace Block 3 Lot 22a		2		0.386			Administrative approval
June	10	Long Creek Master Plan	1	1		9.589			Approved 6/5/14
		VBM New Braunfels		1		9.280			Approved 6/5/14
		Mueller Park Subdivision		1		2.981	1	2.981	Approved 6/5/14
		Adams River Resort		1		2.300			Approved 6/5/14
		Long Creek Phase 2c			1	9.589			Approved 6/5/14
		Sungate, Unit 6c		21		5.336			Approved 6/5/14
		Hillside On Landa Master Plan	118	118		30.380			Approved 6/5/14
		Havenwood At Hunters Crossing 4, Lot 501 & 505 est 500A			1	2.160			Administrative approval

PLATS - 2014

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		Pfullmann Addition Block 4A Lots 11&12 est Lot 11a		1		0.756			Administrative approval
		Void		0		0.000			void
July	9	Legend Pond Legend Meadows Amending Master Plan	274	274		52.500			Approved 7/1/14
		Legend Pond Legend Meadows, Unit 2		77		14.763			Approved 7/1/14
		Havenwood At Hunters Crossing, Unit 4, Lots 607 & 608 est 607A			1	2.720			Administrative approval
		Fischer Place		1		2.618			Approved 7/1/14
		Las Brisas Phase 1 Block 4 Lot 94r			1	0.057			Approved 7/1/14
		Bluebonnet Fields		2		2.525			Approved 7/1/14
		Saengerhalle Estates		16		4.590			pending
		Havenwood At Hunters Crossing, Unit 4 Lot 632 & 633 est 633R		1		2.100			Administrative approval
		The Enclave At Westpointe Village, Unit 2		40		13.703			Administrative approval
Aug	5	Copper Ridge, Phase 4			53	78.663			Approved 8/5/14
		Creekside Wellness Center Lots 33r1 & 33r2		2		2.088			Approved 8/5/14
		The Preserve, Unit 4			18	39.468			Administrative approval
		The Preserve At Mission Valley Master Plan Amendment	130	788	130	205.450			Administrative approval
		Highland Grove Master Plan Amendment	788			228.680			Approved 8/5/14
Sept	9	Highland Grove, Unit 6		14		7.670			Approved 9/2/14
		Walnut Heights, Unit 1		1		4.430			Approved 8/5/14
		Vineyard At Gruene, Phase 2		9		0.826			Approved 9/2/14
		The Estates At Stone Crossing, Phase 3		4		1.225			Approved 9/2/14
		Legend Point, Unit 3		45		7.480			Approved 9/2/14
		Oak Run Commercial Reserve, Unit 11A		1		1.410	1	1.410	Approved 9/2/14
		Mckenna Village Subdivision Vacate		0		30.380			Approved 9/2/14
		Springs At Creekside		1		17.390	1	17.390	Approved 9/2/14
		High Cotton Estates, Unit 1		34		7.022			Approved 9/2/14
		Wallsville			6	8.420			Approved 10/14/14
Oct	18	Zipp Meadows Master Plan (1 year extension)	202		202	53.740			Approved 10/14/14
		Hillside On Landa, Unit 1		48		14.520			Approved 10/14/14
		Aguirre Subdivision		2		24.498			Approved 10/14/14
		Centerpoint Addition		1		2.850	1	2.850	Approved 10/14/14
		G. W. Garrott		2		0.637	2	0.637	Approved 10/14/14
		Lake Front Hideaway, Unit 1		30		9.816			Administrative approval
		Northwoods Subdivision, Unit 2 Block 7 Lots 3 & 4 est 3A		1		2.000			Administrative approval
		Oakwood Estates, Unit 9 Replat		1		0.510			Approved 10/14/14

PLATS - 2014

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		The Crossings At Havenwood Master Plan	194		194	88.176			Approved 10/14/14
		The Crossings At Havenwood, Unit 1			53	26.460			Approved 10/14/14
		White Wing Phase 2		66		16.710			Approved 10/14/14
		Fellers		34		17.350			Approved 10/14/14
		The Estates At Stone Crossing, Phase 4		29		8.294			Approved 10/14/14
		The Estates At Stone Crossing, Phase 5		47		15.801			Approved 10/14/14
		Sonic Drive In SH 46 East		2		4.650	2	4.650	Approved 10/14/14
		Ridegmont Master Plan	243	243		67.870			Approved 10/14/14
		I-35 Industrial Park		1		8.260	1	8.260	Approved 10/14/14
Nov	10	Mission Oaks, Unit 2, Block 5, 35A-R		1		0.970			Administrative approval
		Oak Creek Estates, Unit 2C		59		14.348			Approved 11/5/14
		Magnolia Springs, Unit 7 Amending		50		12.220			Administrative approval
		Oak Creek Estates, Unit 3		40		10.756			Approved 11/5/14
		North Shore Estates		2		1.041			Administrative approval
		Westpoint Village Self Storage		2		6.276	2	6.276	Approved 11/5/14
		The Village At Clear Springs Commercial		8		27.000	8	27.000	Approved 11/5/14
		Bluebonnet Fields		2		2.520	2	2.520	Administrative approval
		Havenwood At Hunters Crossing, Unit 3 Lot 243 & 244 est 243A			1	2.210			Administrative approval
		Havenwood At Hunters Crossing, Unit 4 return to Lots 500 & 501 (Vacate)		1		2.000			Administrative approval
Dec	20	Health Commons		1		29.504	1	29.504	Approved 12/2/14
		Ridgemont, Unit 1		106		28.730			Approved 12/2/14
		Ridgemont, Unit 2		49		16.240			Approved 12/2/14
		Freiheit Suidivision Master Plan	7	7		21.190			Approved 12/2/14
		Freiheit		1		5.120	1	5.120	Approved 12/2/14
		Generations		5		16.090	5	16.090	Administrative approval
		Rio Vista Addition		6		3.668			Approved 12/2/14
		Town Creek, Unit 2		32		7.800			Approved 12/2/14
		Gruene Cliff, Unit 1		2		0.553			Approved 12/2/14
		Christ Our King			1	22.730			Approved 12/2/14
		Copper Ridge, Phase 3A, Block G, Lots 25 & 26 (Vacate)		1		2.180			Administrative approval
		Oak Run Commercial Reserve, Unit 11		1		1.272	1	1.272	Administrative approval
		COPPER RIDGE, PHASE 3A			2	5.372			Administrative approval
		City Block 1064 Lot 14A & 15A est Lot 14AR		1		0.152			Administrative approval
		Fox Glen (1 year extension)			5	7.340			Approved 12/2/14

PLATS - 2014

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		Creekside Wellness Center Lot 29R & 30R		2		4.020			Administrative approval
		Long Creek Phase 2C			1	9.262			Administrative approval
		Sungate, Unit 7A			1	0.204			Administrative approval
		Rockwall Ranch, Unit 4, Block 10, Lot 59 & 60 est 59A			1	4.724			Administrative approval
		Rockwall Ranch, Unit 1, Block 9, Lot 1 & 2 est 1A			1	2.896			Administrative approval
TOTAL	141		3580	4561	1140	3772.343	67	241.799	

ZONING BOARD OF ADJUSTMENT - 2014

MONTH	NO.	NAME	ADDRESS	STATUS
Jan	0			
Feb	0			
Mar	3	Marty & Paula Vernick	544 Business 35	rejected - determined not a "new" request
		Ryan Bollom	1262 Sleepy Hollow Ln	Withdrawn
		Bailey Sharlene Jeanette	1742 Hunter Rd	3/27/14 Approved
Apr	2	Nb Construction Llc	391 S Academy Ave	4/24/14 Approved
		Duhon Nanette G & Michael A	650 Simon Ave	4/24/14 Approved
May	6	Electric Guard Dog Llc	3891 Ih 35	5/22/2014 Approved
		HMT	362 Wauford Way	5/22/2014 Approved
		Phillips Moore Courtney Mngmnt Trst	1048 Cole Ave	Withdrawn
		Roy Richard N & Jamey D	1208 N Walnut Ave	Withdrawn
		Ben May Design	262 Rio Dr	5/22/2014 Denied
		7 Eleven Inc	1200 Ih 35	5/22/2014 Approved
Jun	5	Stephen Stogner	2002 Spur St	6/26/2014 Approved
		Patrick Ketchmark	582 S Academy Ave	6/26/2014 Approved
		Jon Miller	120 W Faust St	6/26/2014 Approved
		Duane Krueger	215 Lucinda	6/26/2014 Approved
		Jon Miller	120 Faust	6/26/2014 Approved
Jul	2	J.W. & Susan Brewer	455 S Academy Ave	7/24/2014 Approved
		Midtex Oil L.P. (Rodney Fischer)	1341 Fm 758	7/24/2014 Approved
Aug	5	James Betterworth	110 W Faust St	8/28/2014 Approved
		Lisk Construction - Martin Lisk	175 N Hackberry Ave	8/28/2014 Approved
		Megatel Homes Inc	535 Mission Hill Run	8/28/2014 Approved
		Tipher	295 Rosewood Ave	8/28/2014 Approved
		James Betterworth	110 Faust	Withdrawn
Sept	0			
Oct	1	Vol Forrest Mcglothlin	1115 W Bridge St	10/23/14 Approved Landscape - Denied fence
		Nbu	805 Westpointe Dr	2/6/15 Approved
Nov	5	Lamberts & Associates Surveying	618 Comal Ave	11/20/14 Approved
		Brian Lyons	1825 Kuehler Ave	Withdrawn
		Gruene Wald - Bert Dement	Gruene Wald / Rolling Rapids	11/20/14 Approved
		Chris Thayer	173 Caddell Ln	11/20/14 Denied
		Summit Oak Homes - Greg Griffin	2242 Sungate Dr	Withdrawn
Dec	1	HMT For Jessica Melott	416 Kerlick Ln	12/18/14 Approved
TOTAL	30			

MISCELLANEOUS REQUESTS - 2014

REVIEWED / APPROVED BY:	DESCRIPTION	NUMBER OF CASES
City Council	Parking by Permit Only	1
	Appeal of Building Design Standards	11
	Appeal of Roadway Impact Fees	0
	Conditional Sign Permits	15
	Conversion of private street to public	0
	Development Agreement	1
	Annexation	2
	Landmarks	4
	Alterations/Additions	7
	Tax Credits / Incentive	1
Historic Landmark Commission	Repair and Maintenance	4
	Demolitions (residential)	37
	Demolitions (Commercial Permits)	17
	Tree Removal Permits	5
	Vendor Permits	12
	Temporary Banners	30
	Ordinance Amendments	15
	Short Term Rental Permits	6
	Temp Street Banners	4
	Temp Street Banners	31
Planning Staff		203
TOTAL		203