

**ANNUAL REPORT - COMPARISON FROM 1998 TO 2012**

	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
<b>ZONING CASES</b>	11	23	17	16	24	35	41	40	43	43	34	40	52	40	40
<b>ABANDONMENTS AND CLOSURES</b>	0	2	3	2	0	0	1	0	2	4	5	0	3	2	1
<b>PLATS</b>	82	76	122	63	49	82	85	98	113	108	76	56	66	54	96
<b>ZONING BOARD OF ADJUSTMENT</b>	34	28	21	21	37	45	58	60	85	29	33	40	31	32	49
<b>MISCELLANEOUS REQUESTS</b>	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

## ZONING and SPECIAL USE PERMITS - 2012

MONTH	NO.	Case No.	DESCRIPTION	CURRENT ZONING	PROPOSED ZONING	PC	CC 1st	CC 2nd	STATUS
Jan	2	PZ-12-001	Delight Renken - 245 S. Academy Ave	SND-1	SUP	1/3/12	1/23/12	2/13/12	approved
		PZ-12-002	Lennar Homes of Texas - 2002 Pahmeyer Rd	C-1A	R-1A6.6	1/3/12	1/23/12	2/13/12	approved
Feb	1	PZ-12-004	Joe Kesterson - 1999 N IH35	C-3	SUP	2/7/12	2/13/12	3/19/12	approved
Mar	2	PZ-12-005	Western Rim Inv 2011-2 LP - Creekside Way / FM 1101	M-1Ar60	SUP	3/6/12	3/12/12	4/9/12	approved
		PZ-12-008	Michael S. Corrigan - 382 IH 35 S	C1A	MUA	3/6/12	3/26/12	4/9/12	approved
April	3	PZ-12-006	City of New Braunfels - SND	R-2, R1A6.6	SND	4/3/12	5/14/12		denied
		PZ-12-007	City of New Braunfels - SD-SUA	R-2, R1A6.6	SD-SUA	4/3/12	5/14/12		denied
		PZ-12-011	City of New Braunfels - Downtown Historic District	C-2	C-2 & HD	4/3/12	4/23/12	5/14/12	approved
May	6	PZ-12-010	Albert E. Rath, Jr. M.D. P.A. - 274 E Garza	R-2	C-1A	5/1/12	5/29/12	6/11/12	approved
		PZ-12-012	First Commercial Bank - 656 N. Live Oak	R-2	R-3H	5/1/12			withdrawn
		PZ-12-013	Alves 421-5 Ltd - 715 & 891 Alves Lane	APD	R-2A	5/1/12	5/29/12	6/11/12	approved
		PZ-12-014	HCG, Ltd. - State Hwy 46 / FM 758	C-1, C-3	MUB & R-2A	5/1/12	5/29/12	6/11/12	approved
		PZ-12-015	Pieper Road, Ltd - State Hwy 46 / Avery Pkwy	APD	R-2A	5/1/12	5/29/12	6/11/12	approved
		PZ-12-016	Karlis Ercums III -698 Washington Ave	R-2	SUP	5/1/12	5/29/12	6/11/12	approved
Jun	1	PZ-12-018	Barry S. Jaroszewski - Alves Lane	APD	R-2A	6/5/12	6/25/12	7/9/12	approved
July	4	PZ-12-009	Hope Hospice - 617 N. Walnut Ave / 12 Cane St	R-2	SUP	7/3/12	8/13/12	8/27/12	approved
		PZ-12-017	CEOSA Investments -1606 & 1610 Sunnybrook Dr	R-2	SUP	6/5/12	7/23/12		denied
		PZ-12-020	Hodges & Nemnich - 1656 Gruene Rd	R-2	C-4A	7/3/12	8/27/12	9/10/12	denied
		PZ-12-023	Comal River Toobs - 444 E. San Antonio	C-4	SUP	7/3/12	7/23/12	9/24/12	denied
Aug	2	PZ-12-019	Gruene 16 LLC - Gruene Road across from Rivercrest	C-1Br1	R-3H	8/7/12			withdrawn
		PZ-12-025	Michael Mauricio -1112 E. State Hwy 46	C-1B	SUP	8/7/12	8/7/12	9/10/12	approved
Sept	7	PZ-12-021	Advantage appropriate zoning	C-3 & M-1	R-1A6.6	9/4/12	9/24/12	10/8/12	approved
		PZ-12-022	Ventura appropriate zoning	C-3	TH-A	9/4/12	9/24/12	10/8/12	approved
		PZ-12-024	Thor Thornhill - 2838 Goodwin Lane	APD	MU-B	8/7/12	10/22/12		withdrawn
		PZ-12-027	Bert Dement - Cypress Bend Cv / Rolling Rapids	R-1	PD	9/4/12	10/22/12		withdrawn
		PZ-12-029	Brandon Namken - 1606 Sunnybrook Drive	C-1	R-2	9/4/12	9/24/12	10/8/12	approved
		PZ-12-030	Terminus of Advantage Drive	M-1	ARMSD	9/4/12	9/24/12		denied
		PZ-12-031	CONB - 532 Advantage Drive	C-3	AMSD	9/4/12	9/24/12	10/8/12	withdrawn
Oct	3	PZ-12-028	Forestar (USA) - Oak Creek Estates Detail Plan U 2B	PDD	Detail Plan	10/9/12			approved
		PZ-12-032	Newcombe Development, LLC	APD	R-1A6.6	10/9/12	10/22/12	11/12/12	approved
		PZ-12-033	Crisis Pregnancy Center of NB - 1126 Loop 337	R-2	C-1A	10/9/12	10/22/12	11/12/12	approved
Nov	6	PZ-12-034	Jimmy & Debra Faulkner - 1437 & 1441 S. State HWY 46	C-1	C-1B	11/6/12	11/26/12	12/10/12	approved
		PZ-12-035	Gruene River Homes LLC - 1185 Gruene Rd	R-2	C4-A	11/6/12	11/26/12		withdrawn
		PZ-12-036	Monty & Tasha Hooper - 504 E. San Antonio	C-1	SUP	11/6/12	11/26/12	12/10/12	approved



## STREET CLOSURES/ABANDONMENTS - 2012

MONTH	NO.	DESCRIPTION	APPLICANT	STATUS
January	0			
February	0			
March	1	PZ11-011	Ramon & Maria Espinoza - Basel Street	approved
April	0			
May	0			
June	0			
July		PZ10-017	Ranch of Guadalupe Accept private streets to pu	accepted
August	0	PZ-12-026	IAKOBOS 4 LP - AT TOLLE STREET	pending
September	0			
October	0			
November	0			
December	0			
<b>TOTAL</b>	<b>1</b>			

**PLATS - 2012**

MONTH	NO.	Case No.	DESCRIPTION	Approximate Location	Master Plan	TOTAL # LOTS - CITY	TOTAL # LOTS - OCL	TOTAL # OF ACRES	# of Com'l Lots	Acreage of Com'l Lots
Jan	7	PL12-001	Long Creek, Phase I	FM 725			1	0.886		
		PL12-002	The Meadows Subdivision	Meadow Crest / FM 725		2		0.9949		
		PL12-003	The Preserve, Unit 1	FM 1863			30	49.15		
		PL12-004	The Preserve, Unit 2	FM 1863			30	35.426		
		PL12-005	Resolute Health, Unit 1	FM 306 / FM 1101		1		86.59		
		PL12-006	Cotton Crossing, Unit4	Gruene Road approx 500 ft north of Hanz Drive		2		2.87		
		PL12-007	River Chase, Unit 4	FM 306			2	3.446		
Feb	8	PL12-008	Voss Farm Subdivision, Unit 1	So of W. County Line Road / Pahmeyer Road	4			1.582		
		PL12-009	Voss Farm Subdivision, Unit 1	So of W. County Line Road / Pahmeyer Road		4		1.582		
		PL12-010	The Ranches of Comal	FM 306 and Hoffmann Lane			38	657.239		
		PL12-011	Guadalupe, Unit 1	West Corner IH 35 Access Road and Meadow		3		6.995		
		PL12-012	Vann Subdivision	W. San Antonio Street and Ferguson		2		0.155		
		PL12-013	Wald Industrial Park	1397 Wald Road		2		1.671		
		PL12-014	Oma's Commercial, Unit 2	State Highway 46 South, near int of FM 1101					2	3.2600
		PL12-015	Newcombe Tennis Ranch – Unit 3	Mission Valley Road & Billabong Ave		23		26.124		
March	1	PL12-016	Ranch at the Guadalupe	Loop 337 and Gruene Road		5		24.24		
April	3	PL12-017	Morningstar	Morningside Drive and Ron Road		83		22.306		
		PL12-018	Canyon Crossroads subdivision	SW intersection of IH 35 and FM 306	6	6		23.07		
		PL12-019	Canyon Crossroads subdivision	SW intersection of IH 35 and FM 306		6		23.07		
May	7	PL12-020	Copper Ridge (Martin)	Keller Ridge			1	2		
		PL11-049	Frank Nowotny			2		3.243		
		PL12-021	Rockwall Ranch Sub (Bollman)	Feldspar Circle			1	2.66		
		PL12-022	Schoenthal Ranch, Unit 1	Bormann / Dedeke			2	15.313		
		PL12-023	Pleasant Valley of Ranches, Replat lot 2	FM 2722, 1 mile from int State Highway 46 West		2		10.256		
		PL12-024	Oma's Commercial, Unit 2, Replat	terminus of Advantage Drive					1	1.413
		PL12-025	Thomas Fink Subdivision , Replat	Gruene Road and Ervendberg Avenue		2		3.698		
June	17	PL12-026	North Ranch Estates, Unit 4	South Walnut Avenue and Divine Way		4		7.7256		
		PL12-027	NCB 4066 , lot 6 & 7	563 Magazine		2		0.425		
		PL12-028	New Braunfels Town Center at Creekside, Phase 4	FM 306 (Creekside Crossing) in the Town Center					1	43.8825
		PL12-029	Bentwood Commercial, Unit 2	County Line Road / South Walnut					1	1.9310
		PL12-030	Oak Run Commercial, Unit 7A	SH 46 / Independence					1	1.0790
		PL12-031	Broadway Estates, Unit 2	Loop 337, adjacent to the Summerwood Subdivision		49		10.3100		
		PL12-032	Green Pastures	County Line / Walnut Ave			40	45.9850		
		PL12-033	Sungate, Unit 6A	Sungate Dr / Jerad Street		8		2.4020		
		PL12-034	Sungate, Unit 6B	Sungate Drive / Jerad Street		46		10.8390		
		PL12-035	Sungate, Unit 7A	Sungate Drive		35		12.9430		
		PL12-036	Sungate, Unit 7B	Sungate Drive		25		6.4540		

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		PL12-037	Sungate, Unit 8	Sungate Drive		43		14.4160		
		PL12-038	Dollar General NB South, Phase I	NW corner of State Highway 46 South / Sauder Farms Road					1	1.2400
		PL12-039	Dollar General NB South, Master Plan	NW corner of State Highway 46 South / Sauder Farms Rd	2	1	1	1.2400	1	2.6000
		PL12-040	The Preserve Subdivision, Master Plan	FM 1863 / 1.5 miles W of SH 46	130		130	205.4500		
		PL12-041	The Preserve Subdivision, Unit 4	FM 1863 / 1.5 miles W of SH 46			20	27.7580		
		PL12-042	Havenwood at Hunters Crossing, Unit 4 (Blau)	Haven Bluff Ct			1	2.6100		
July	12	PL12-043	Lost Canyon Subdivision	FM 306 / Hoffman Lane			2	163.6260		
		PL12-044	Voss Farm Subdision, Master Plan	Pahmeyer	40	40		8.7000		
		PL12-045	Voss Farm Subdision, Unit 4A	Pahmeyer		40		8.7000		
		PL12-046	Avery Park, Unit 7	adjacent to Pieper Road		89		17.8100		
		PL12-047	The Vineyard at Gruene	Gruene Road / Gruene at Vineyard Crossing		3		1.0350		
		PL12-048	Turner Tract	FM 483 / Town Center Drive		1		2.5955		
		PL12-049	Casteel Subdivision	Lakeview Blvd / Oakwood Blvd		3		2.7800		
		PL12-050	Espinoza Subdivision	S. East Basel // E Basel Street		1		6.5300		
		PL12-051	Sungate, Unit 6B	Sungate Drive / Jerad Street		46		10.9640		
		PL12-052	Sungate, Unit 8	Sungate Drive / Jerad Street		42		14.2910		
		PL12-053	Green Pastures, Unit 1	fronts Altwein Lane			13	17.1540		
		PL12-054	Green Pastures, Master Plan	fronts Altwein Lane	38		38	45.9800		
Aug	9	PL12-055	Enclave Westpointe Village, Unit 2	West of Oak Run / Independence Drive		41		13.7000		
		PL12-056	Creekside Crossing, Master Plan	Barbarosa Road / Alves Lane	112	112		37.2400		
		PL12-057	Creekside Crossing, Unit 1	Barbarosa Road / Alves Lane		24		10.3070		
		PL12-058	The Estates at Stone Crossing, Phase I	Loop 337 / approx 2.3 mi NW of Int Landa St		3		25.3200		
		PL12-059	The Estates at Stone Crossing, Phase III	Loop 337 / approx 2.3 mi NW of Int Landa St		16		7.4100		
		PL12-060	Enclave at Westpointe Village, Unit 3	West of Oak Run Plwy / Independence Drive		37		10.3600		
		PL12-061	Vetter Subdivision	Zipp Rd / Union Wine Rd			2	5.0000		
		PL12-062	Whisperwind, Unit 2	Alves Lane / Whistle Wind		88		23.5890		
		PL12-063	Dewey Estates	State Hwy 46					1	1.7170
Sept	8	PL12-064	Pecan Crossing, Unit 3	Pecan Bluff / Pecan Tree		39		9.5178		
		PL12-065	Vineyard at Gruene, Phase II	GrueneVineyard Crossing		5		0.3788		
		PL12-066	The Village at Clear Springs, Unit 1	FM 758 / SH 46		40		10.1500		
		PL12-067	The Village at Avery Park	SH 46 / Avery Park		20		14.4100		
		PL12-068	Vacate Avery Park, Unit 2	SH 46 / Avery Park		1		2.6100		
		PL12-069	Roy Rauch Heritage Subdivision	Bretzke Lane / Riada Drive		3		5.7100		
		PL12-070	Vacate Ebert Subdivision, Unit 2, Lot 1 & Unit 3	BARBAROSA RD / ALVES Lane		0		37.2400		
		PL12-071	The Village at Clear Springs (Master Plan)	FM 758 / SH 46		119		60.9200		
Oct	7	PL12-072	Vetter Subdivision	ZIPP / UNION WINE			3	24.7500		
		PL12-073	Voss Farm Subdivision, Unit 4A	Pahmeyer		42		9.8000		

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		PL12-074	Oakcreek Estates, Unit 2B	Oak Creekway / Sanderling		91		26.2000		
		PL12-075	Avery Park, Unit 9	Pieper Road / Avery Ranch Drive		72		17.2700		
		PL12-076	North Shore Estates	Lake Front Ave / Dunlap Drive		4		2.3940		
		PL12-077	The Preserve, Unit 1	FM 1863 / State Hwy46			28	49.1500		4.0000
		PL12-078	NB Town Center at Creekside, Phase 5	FM 483 / Town Center Drive					1	20.6968
Nov	9	PL12-079	NCB 5053 LOT 10 & 11	371 E. South Street		2		0.3220		
		PL12-080	Whisperwind, Unit 1	BLOCK 1, LOT 10		1		0.1780		
		PL12-081	Usa Office and Industrial Park	IH 35 Southbound frontage					2	14.6120
		PL12-082	Gruene Wald	Cypress Bend / RollingRapids		20		8.4930		
		PL12-083	Options for Women	Loop 337 / Rivercrest Drive					1	1.6800
		PL12-084	Newcombe Tennis Ranch, Unit 2A	Mission Valley Road & Billabong Ave		43		26.1240		
		PL12-085	Creekside Wellness Center	FM 1101 / FM 306					29	53.0490
		PL12-086	Landa Park Highlands, Unit 2	Ohio / Bentwood		2		0.3500		
		PL12-087	Magnola Springs, Unit 4	IH 35 / Marigold Way		75		15.9200		
Dec	8	PL12-088	Oakwood Estates (Metzger)	517 Marcia Place		1		0.5800		
		PL12-089	Newcombe Tennis Ranch	FM 1863 / State Hwy46		214		195.5100		
		PL12-090	Highway Addition	IH 35 / FM 725					1	1.1540
		PL12-091	Farias Subdivision	FM 482 / US 81			2	2.4800		
		PL12-092	Thomas Fink Subdivision	Ervenberg Rd / Gruene Rd		2		0.8440		
		PL12-093	Mueller Park	STATE HWY 46 / FM 758					1	2.9810
		PL12-094	Oak Ridge Subdivision, Unit 2, Lot 4A	New York Ave / Moonglow Ave		1		0.6140		
		PL12-098	Dove Crossing Drive (Cameron)	Valley Lodge		1		0.3140		
<b>TOTAL</b>	<b>96</b>				<b>332</b>	<b>1742</b>	<b>385</b>	<b>2308.4456</b>	<b>44</b>	<b>155.2953</b>

## ZONING BOARD OF ADJUSTMENT - 2012

MONTH	NO.	CASE NO.	NAME		ADDRESS	STATUS
January	1	Z12-001	Rob Rugloski	height	680 Magazine Ave	withdrawn 1/26/12
February	9	Z12-002	Don & Ida Tendam	lot width	680 Magazine Ave	withdrawn 2/23/12
		Z12-003	Hom Kear	fence height	37 Hunters Hide Away	approved 2/23/12
		Z12-004	Charles P Milligan	side setback	168 Ohio Ave	approved 2/23/12
		Z12-005	Perry Homes / Chris Little	side yard setback	515 Lodge Creek Drive	withdrawn 2/23/12
		Z12-006	Perry Homes / Chris Little	side yard setback	484 Wilderness Way	withdrawn 2/23/12
		Z12-007	Perry Homes / Chris Little	side yard setback	467 Wilderness Way	withdrawn 2/23/12
		Z12-008	Perry Homes / Chris Little	side yard setback	464 Wilderness Way	denied 2/23/12
		Z12-009	Perry Homes / Chris Little	side yard setback	480 Wilderness Way	denied 2/23/12
		Z12-010	Perry Homes / Chris Little	side yard setback	511 Lodge Creek Drive	withdrawn 2/23/12
March	8	Z12-011	Greg Chafin	rear setback	142 Georgia Place	approved 3/22/12
		Z-12-012	Richard Hillyer	lot width	563 Magazine	approved 3/22/12
		Z-12-013	Oak Run 21	void		void
		Z-12-014	OakRun Development Joint Venture	front setback	Lot 168 OakRun Subdivision	denied 3/22/12
		Z-12-015	OakRun Development Joint Venture	front setback	Lot 169 OakRun Subdivision	denied 3/22/12
		Z-12-016	OakRun Development Joint Venture	front setback	Lot 181 OakRun Subdivision	denied 3/22/12
		Z-12-017	OakRun Development Joint Venture	front setback	Lot 182 OakRun Subdivision	denied 3/22/12
		Z-12-018	Karlis Ercums III	void	698 Washington Ave	void filed SUP
April	2	Z-12-019	Dale & Michelle Hendrix	corner side yard	1004 Mill Street	approved 4/26/12
		Z-12-020	Richard Hillyer	front setback	563 Magazine	approved 4/26/12
May	4	Z-12-021	Trace Jurica	lot width	371 E. South Street	approved 5/24/12
		Z-12-022	Alex Pitsiaeli	rear setback	2475 Feather Lane	approved 5/24/12
		Z-12-023	HMT Surveying	lot width	located at Terminus of Advantage Drive	denied 5/24/12
		Z-12-024	Randal C. Smith	front setback	1018 N. Liberty Avenue	approved 5/24/12
June	2	Z-12-025	Billy Martin, agent for Charles Jacobs	front setback	587 E. Common Street	approved 6/28/12
		Z-12-026	Sharron Staats	front/rear setback	910 Mulberry Avenue	approved 6/28/12
July	1	Z-12-027	Community Bible Church	accessory building setback	2002 Spur Street	approved 6/28/12
August	4	Z-12-028	Chris Mock	host business setback	1020 N. Houston Ave	withdrawn 8/23/12
		Z-12-029	Towncenter at Creekside	front setback	232 Fm 483	withdrawn 8/23/12
		Z-12-030	Daniel & Anna Lisa Tamez	gravel drive & parking	532 Rock Street	approved 9/20/12
		Z-12-031	Mario A. Guajardo	rear setback	1944 S. Business IH 35	approved 8/23/12
September	6	Z-12-032	Glen Delano	side setback	891 Seminole Drive	approved 9/20/12
		Z-12-033	Paulina and Jesus Nuño	side yard setback	180 N. West End Avenue	approved 8/23/12
		Z-12-034	Randall C. Smith	front setback	1018 N. Liberty Avenue	approved 8/23/12
		Z-12-035	Philip Burley, Contractor for Holly Garnil	front/side setback	414 Seele Ave	approved 8/23/12
		Z-12-036	Brian Mendez	45' Driveway	1555 N. Business 35	withdrawn 9/20/12
		Z-12-037	Gary Eli Jones, P.E. (Cartex Engineering)	front/rear setback	151 N IH 35	approved 9/20/12
October	5	Z-12-038	Edward L. Thomae	parking variation	540 Porter Street	withdrawn 10/25/12
		Z-12-039	Edward L. Thomae	parking variation	560 Porter Street	withdrawn 10/25/12
		Z-12-040	Edward L. Thomae	parking variation	490 Porter Street (360 McKenna)	withdrawn 10/25/12



		Z-12-041	Doug Jarvie	rear setback	791 Klingmann	approved 10/25/12
		Z-12-042	Todd Burek for Value Builders	front setback	314 Rosalie Drive	approved 10/25/12
November	1	Z-12-043	Mike Kirby	More than 2 Bldg per lot	1319 Cedar Elm	approved 12/7/12
December	6	Z-12-044	Kathleen Steffan	rear / side setback	314 E. Edegewater Terrace	approved 12/7/12
		Z-12-045	Ed Thomae (Focus Plus Inc)	allow 9 off-street parking	540 Porter Street	approved 12/7/12
		Z-12-046	Jeff & Denise Mund	parking separate lot	230 W. Mill Street	approved 1/24/13
		Z-12-047	Timothy White & Vivian Furlow	lot size	565 Basel	approved 12/7/12
		Z-12-048	Sarah St. Clair	Side setback	2212 Broken Wheel	approved 12/7/12
		Z-12-049	Riverside Dev LLC	masonry wall	815 Loop 337	denied 12/20/12
<b>TOTAL</b>	<b>49</b>					

2013

## MISCELLANEOUS REQUESTS - 2012

REVIEWED / APPROVED BY:	DESCRIPTION	NUMBER OF CASES
City Council	Parking by Permit Only	1
	Appeal of Building Design Standards	7
	Appeal of Roadway Impact Fees	0
	Conditional Sign Permits	13
	Conversion of private street to public	1
	Annexation	0
Historic Landmark Commission	Landmarks	3
	Alterations/Additions	19
	Tax Credits	2
	Designations	1
Historic Preservation Officer	Repair and Maintenance	5
	Demolitions	4
	Permits	5
Planning Staff	Tree Removal Permits	3
	Vendor Permits	23
	Temporary Banners	6
	Ordinance Amendments	1
	Short Term Rental Permits	1
<b>TOTAL</b>		<b>95</b>