



**PLANNING COMMISSION – May 6, 2025 – 6:00 PM**

City Hall Council Chambers

**Applicant:** Beata Angelika Nickel, M.D., Ph.D.

**Address/Location:** 13 & 15 Moss Rock Dr.

**PROPOSED REZONING – CASE # SUP25-088**

The numbers on the map correspond to the property owners listed below. All information is from the Appraisal District Records. The property under consideration is marked as “Subject Property”.

- |                                      |                                       |
|--------------------------------------|---------------------------------------|
| 1 B & C WILLIAMS PROPERTIES LTD      | 10 PANTOJA LUIS & SANDRA              |
| 2 B & C WILLIAMS PROPERTIES          | 12 PROCHAZKA JEAN                     |
| 3 OHLRICH PARTNERS LTD               | 13 CHAPMAN BRENDA R                   |
| 4 LOKEY JAMES W TRUST                | 14 DAVIDEK LVNG TRUST 12-21-2020      |
| 5 COMAL ENTERPRISES LLC              | 15 NEW BRAUNFELS CITY OF              |
| 6 HEART OF THE FAMILY ASSISTANCE INC | 16 ESCOBEDO ARMANDO & HANNAH NEILL    |
| 7 MCCULLOCH LYNDIE                   | 17 BAKER MELISSA & DANIEL             |
| 8 SMARTT CASEY R & PAMELA K          | 18 SADDLER DAVID                      |
| 9 KNIPPA LEROY E & DELORES B         | 19 DONAHOE CAMERON J & MOLLY A RABENA |

**SEE MAP**

COMAL ENTERPRISES LLC  
137 FREDRICKSBURG  
NEW BRAUNFELS TX 78130

Property #: 5  
SUP25-088  
Case Manager: ML

FAVOR



OPPOSE



COMMENTS

In favor of free enterprise.  
Government needs to stay out of  
property owners business.

B & C WILLIAMS PROPERTIES LTD  
459 HUNTERS CREEK DR  
NEW BRAUNFELS TX 78132

Property #: 1  
SUP25-088  
Case Manager: ML

FAVOR



OPPOSE



COMMENTS

B & C WILLIAMS PROPERTIES  
459 HUNTERS CREEK DR  
NEW BRAUNFELS TX 78132  
Property #: 2  
SUP25-088  
Case Manager: ML

COMMENTS

FAVOR



OPPOSE



Negative experience  
w/ short term rentals  
as neighbors.  
They know what the  
property was zoned  
when purchased

PANTOJA LUIS & SANDRA

27 ROYAL CREST

NEW BRAUNFELS TX 78130

Property #: 10

SUP25-088

Case Manager: ML

COMMENTS

FAVOR

☒

OPPOSE

☐

OHLRICH PARTNERS LTD

11085 FM 1863

NEW BRAUNFELS TX 78132

Property #: 3

SUP25-088

Case Manager: ML

COMMENTS

FAVOR ☐

OPPOSE ☒

DAVIDEK LVNG TRUST 12-21-2020

9 MOSS ROCK DR

NEW BRAUNFELS TX 78130

Property #: 13

SUP25-088

Case Manager: ML

COMMENTS

FAVOR ☐

OPPOSE ☒

This neighborhood has been quiet & tranquil for decades. Allowing this property to become a short-term rental will set a precedent on a slippery slope to changing the dynamic of this neighborhood in a negative way. The character of this neighborhood is more important than the profits of an out-of-state investor.

DONAHOE CAMERON J & MOLLY A RABENA

10 MOSS ROCK DR

NEW BRAUNFELS TX 78130

Property #: 18

SUP25-088

Case Manager: ML

COMMENTS

FAVOR ☐

OPPOSE ☒

① We do NOT want any short term rentals allowed in this area. The property itself will not attract crowds that we would like to have on our street.

LOKEY JAMES W TRUST

6459 FORTUNE RD

FORT WORTH TX 76116

Property #: 4

SUP25-088

Case Manager: ML

COMMENTS

FAVOR ☐

OPPOSE ☒

If zoning change is granted there will be hundreds to follow!

Short Term Rentals decrease affordable housing - Has the City of NB not been pounding that drum over the past years?!



KNIPPA LEROY E & DELORES B

26 ROYAL CRST

NEW BRAUNFELS TX 78130

Property #: 9

SUP25-088

Case Manager: ML

FAVOR ☐

OPPOSE ☒

COMMENTS

BAKER MELISSA & DANIEL

7 MOSS ROCK DRIVE

NEW BRAUNFELS TX 78130

Property #: 16

SUP25-088

Case Manager: ML

FAVOR ☐

OPPOSE ☒

COMMENTS

The long term rentals  
are already too loud and  
impact the neighborhood  
badly. Short term would  
harm the neighborhood vibe  
and value of houses

ABSOLUTELY NOT!