

Beata Angelica Nickel, MD, PhD

13 Moss Rock Dr., New Braunfels, TX 78130

(310) 230 4200

dr.a.nickel@hotmail.com

Re: 13/15 Moss Rock Dr., New Braunfels, TX 78130

1/7/25

To Whom it may concern,

I, Beata Angelica Nickel, MD, PhD, the property owner of 13/15 Moss Rock Dr., New Braunfels, TX 78130, acknowledge that this site plan submitted for the purposes of rezoning this property is in accordance with all applicable provisions of the Zoning Ordinance. Additionally, I understand that City Council approval of this site plan in conjunction with a rezoning case does not relieve me from adherence to any/all City adopted Codes/Ordinances at the time of plan submittal for building permits. Nor does it relieve me from adherence to any/all state or federal rules and regulations.



Beata Angelica Nickel, MD, PhD

B. Angelika Nickel, MD, PhD

13 Moss Rock Dr, New Braunfels, TX 78130

310 230 4200

dr.a.nickel@hotmail.com

To

City of New Braunfels Planning Dept

550 Landa St

New Braunfels TX 78130

Project letter

2/11/25

Dear Planning Dept,

I grew up in Germany, got a scholarship to attend Duke Medical School in NC and had a major career as a surgeon in the US. When a near fatal accident paralyzed my right arm, I received no insurance payments and was forced to reinvent myself. Since then, I operate with loans rather than scalpels as a real estate investor. Now, 30 years later, I own Plaza del Rey shopping mall in Seguin, TX, first as a partial owner since 2008 and as the sole owner since 2018. I do need to keep an eye on my mall and also love your great State, so I have purchased 13 Moss Rock Dr, NB to be my primary residence. Plaza del Rey allows me to be semi retired and to pursue my love of international travel. I am planning to spend about half the year abroad, mainly in Europe. The other half, I'd like to enjoy lovely New Braunfels and attend to business.

It would be a great shame to leave my home sitting empty for half the year whilst I am abroad. It is in a great location for visitors and I would like to ask you to grant me a Special Use Permit, so I could offer it as short term rental. As my personal primary residence, I am obviously furnishing it very beautifully. I would like to advertise it internationally with pictures of the wonderful sights in NB and surroundings. New Braunfels will be getting great international advertising. Travelers will be spending money in restaurants, stores, entertainment venues, the Schlitterbahn, Wurstfest, etc. The location will allow them to walk to restaurants, etc, so the traffic flow would not be hindered. My background shows that I have been successful in whatever I do. I believe that this approximately 6 month per year short term rental would be a great win for New Braunfels, Texas and myself.

Please do not hesitate to contact me under above email address with any questions or comments. Thank you for your time and consideration.

Yours sincerely

B. Angelika Nickel, MD, PhD



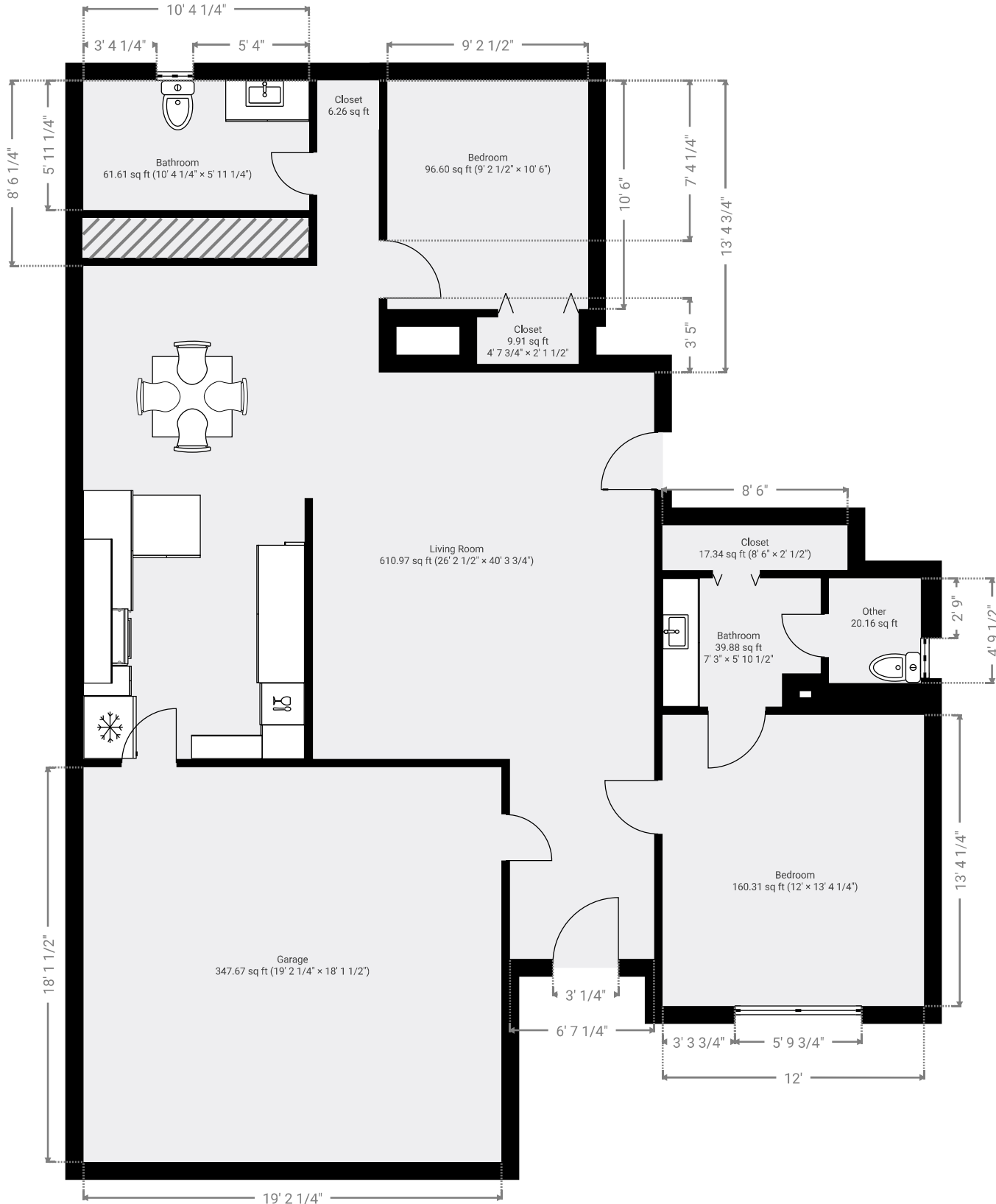
My New Project

13 Moss Rock Drive, 78130 New Braunfels, Texas, US
TOTAL AREA: 1604.56 sq ft • LIVING AREA: 1218.32 sq ft • FLOORS: 1 • ROOMS: 10



▼ 1st Floor

TOTAL AREA: 1604.56 sq ft • LIVING AREA: 1218.32 sq ft • ROOMS: 10



THIS FLOOR PLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPRIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

My New Project

15 Moss Rock Drive, 78130 New Braunfels, Texas, US
TOTAL AREA: 1574.52 sq ft • LIVING AREA: 1281.47 sq ft • FLOORS: 1 • ROOMS: 15



▼ 1st Floor

TOTAL AREA: 1574.52 sq ft • LIVING AREA: 1281.47 sq ft • ROOMS: 15

