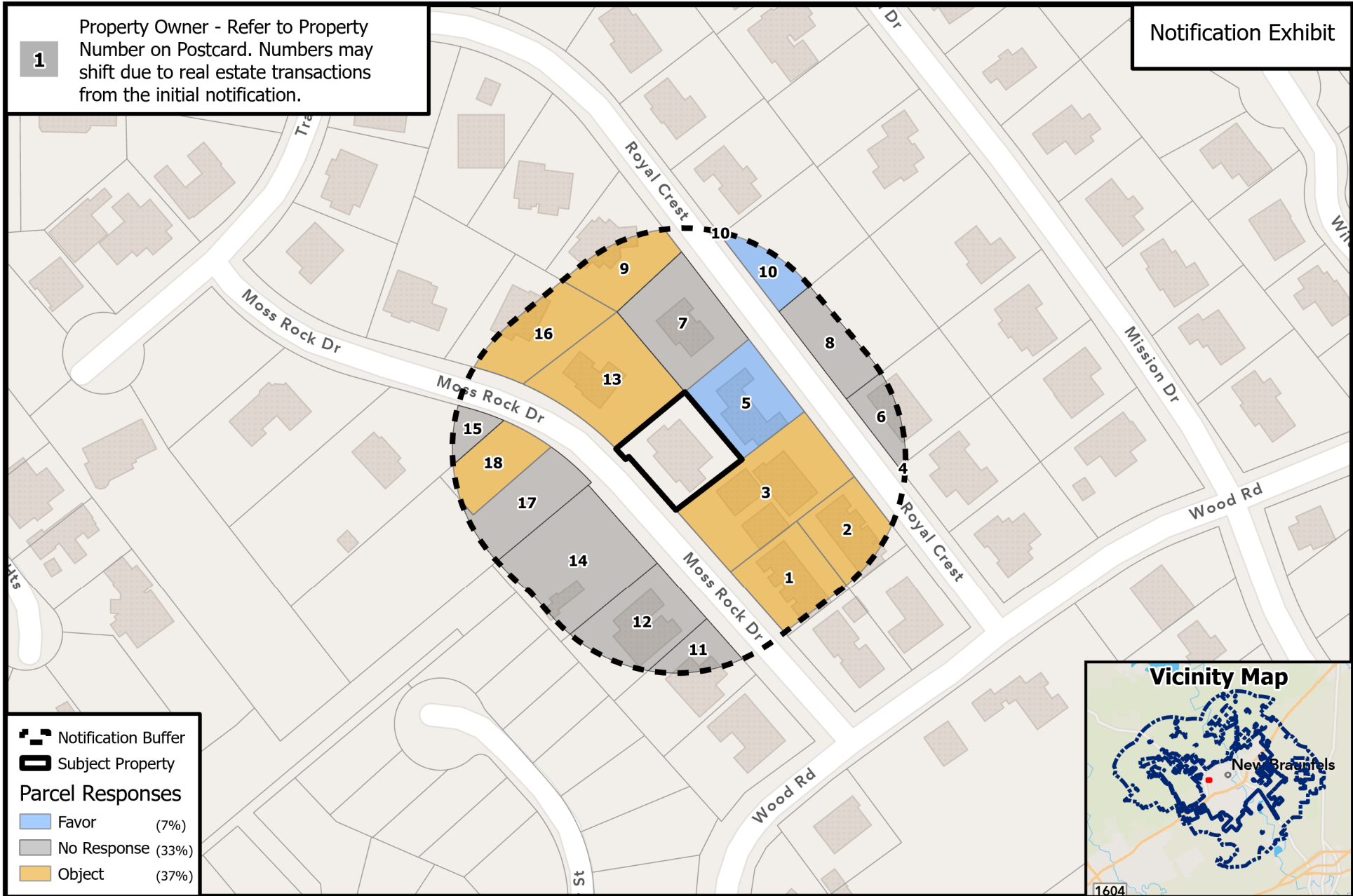




PLANNING COMMISSION – May 6, 2025 – 6:00 PM

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

FAVOR ☐

OPPOSE ☒

COMMENTS

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

FAVOR ☐

OPPOSE ☒

COMMENTS

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!