



SUP25-367 215 Dittlinger St - R-2 to C-O w/ SUP for STR



PLANNING COMMISSION - November 5, 2025 - 6:00PM

City Hall Council Chambers

Applicant: Daniel Morales

Address/Location: 215 Dittlinger St

SUP25-367

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. COMAL RIVER PARKING LLC

2. SANDOVAL HORACIO M & MARIA R

3. SCHOTT GORDON A

4. HAAS MILTON ALWIN & BETHEL

5. BUSTOS DELIO & JUANITA

6. KOCIAN HANNI ELIZABETH

7. CASTILLO ESTELLA

8. NICHOLSON HOWARD & JOANIE

9. GUTIERREZ EPIMENIA

10. LISA AHART PROPERTIES LLC

11. MARTINEZ ROSA E

12. MORALES RUBEN

13. KIEL DIANNA

14. MCGRATH-WHITE TRACY O

15. 283 S UNION SERIES

16. DIAZ EVA

17. MARTIN MIKE & KELLY

18. OLEARY JAMES D & EMLY F

19. FLORES PAUL & SHARLA

SEE MAP

FLORES PAUL & SHARLA
793 COMAL CREEK TRAIL
NEW BRAUNFELS TX 78130
Property #: 19
SUP25-367
Case Manager: AM

Hard to maintain a safe environment with several differst people going intout 2) security concerns - lack of oversight or background checks 3) Neighborhood disruption with more noise, parties, traffic 4) Several femilies with small children near by which raises safety concerns

FAVOR ____

323 S WASHINGTON
NEW BRAUNFELS TX 78130
Property #: 3
SUP25-367
Case Manager: AM

SCHOTT GORDON A

COMMENTS

OPPOSE

More people, more vehicles, more late night events

Less upleep of the yard, passible more pets

Could be remeased that that are not nice or that are not peing kind care about being kind care about being kind to our neighbors, we have many older people your neighbors to people

MARTIN MIKE & KELLY
344 S WASHINGTON AVE
NEW BRAUNFELS TX 78130
Property #: 17
SUP25-367
Case Manager: AM

OPPOSE Within a few houses of
the property #17, there are
a children of age 15 yrs or
younger!
We won't know background of
short-term renters. We know
and communicate with our
neighbors regarding any
Concern, currently.
We currently have a rental
we currently have a rental
behind our home-located
on Union St. and our kids
and us often can't get to
sleep due to loud music,
yelling, foul language.

SANDOVAL HORACIO M & MARIA R 202 E SOUTH ST NEW BRAUNFELS TX 78130 Property #: 2

SUP25-367 Case Manager: AM

COMMENTS

FAVOR

FAVOR

OPPOSE

CASTILLO E ELLA

266 DITTLIN RST

NEW BRAUN LS TX 78130

Property #: 7 SUP25-367 Case Manager:

<u>COMMENT</u>

PPOSE

DIAZ EVA 302 S WASHINGTON AVE **NEW BRAUNFELS TX 78130**

SUP25-367 Case Manager: AM

Property #: 16

FAVOR

COMMENTS

OPPOSE 🔽

I, Eva Diaz strongly
oppose this special use
permit for the following
reasons: frequent guest
turnover, security concern
for neighbor hood. (loud
music etc) too much musice etc | +00 much coming 3 going, loss of privacy etc. MR. Morales privacy etc. MR. Morales is requesting 6 parking spaces which @ 2 guests per vehicle = 12 (single per vehicle = 12 (single family home is +00 small @ only 864 sq. ft. From: <u>Chandler Gray</u>
To: <u>Amanda Mushinski</u>

Subject: thoughts on CASE# SUP25-367

Date: Wednesday, November 5, 2025 11:42:29 AM

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please share my comments with the Planning Commission on CASE# SUP25-367 - which is on tonight's agenda - but I am unable to attend.

Dear Planning Commission:

I am not in the 200' circle, but I am a long time resident in the neighborhood ~ so I do care...

As you know - this area is one of the older neighborhoods in the city, and does NOT have an HOA to protect it. **It is protected by ZONING....**

This request would **erode the fabric of the RESIDENTIAL NEIGHBORHOOD**, and do nothing but **introduce COMMERCIAL CREEP**.

And worse, it is <u>clearly SPOT ZONING - which from what I understand is</u> <u>ILLEGAL IN TEXAS.</u>

Per Google:

- 1) "Spot zoning is illegal in Texas when one can prove it is arbitrary, unreasonable, and discriminatory and does not substantially relate to the public's health, safety, morals, or general welfare"
- 2) "Is spot zoning illegal in Texas?

 Normally a single lot may not be zoned differently from those surrounding it as this is considered "spot zoning" which is a violation of state law."

I could go on and on, and include all the negatives of allowing Short Term Rentals into residential neighborhoods, as that would be the next step in their request, but I feel the above points should be enough.

Please do NOT allow commercial ZONING to creep into this RESIDENTIAL NEIGHBORHOOD.

Thank you for your consideration of the neighborhood as a WHOLE, and not just

those of one individual.

Sincerely,

Chandler Gray 186 E. Lincoln St.