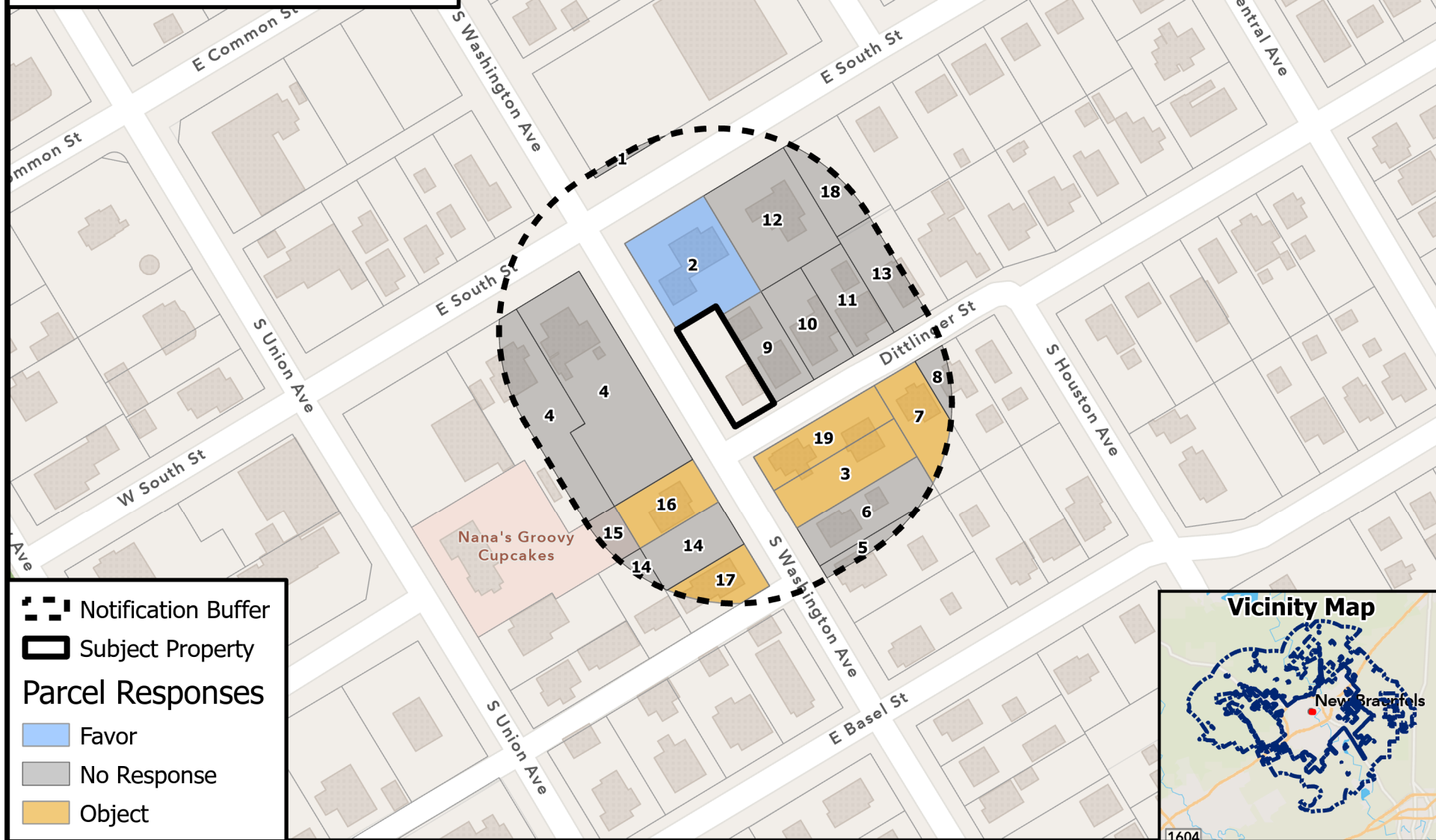
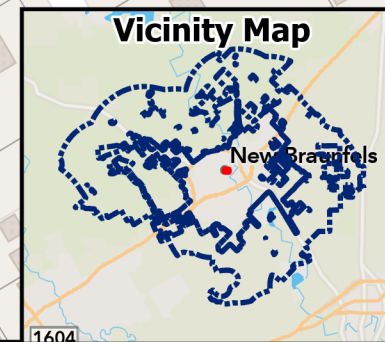


1

Property Owner - Refer to Property Number on Postcard. Numbers may shift due to real estate transactions from the initial notification.



- Notification Buffer
- Subject Property
- Parcel Responses**
- Favor
- No Response
- Object



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 | 11. MARTINEZ ROSA E |
| 2. SANDOVAL HORACIO M & MARIA R | 12. MORALES RUBEN |
| 3. SCHOTT GORDON A | 13. KIEL DIANNA |
| 4. HAAS MILTON ALWIN & BETHEL | 14. MCGRATH-WHITE TRACY O |
| 5. BUSTOS DELIO & JUANITA | 15. 283 S UNION SERIES |
| 6. KOCIAN HANNI ELIZABETH | 16. DIAZ EVA |
| 7. CASTILLO ESTELLA | 17. MARTIN MIKE & KELLY |
| 8. NICHOLSON HOWARD & JOANIE | 18. OLEARY JAMES D & EMLY F |
| 9. GUTIERREZ EPIMENIA | 19. FLORES PAUL & SHARLA |
| 10. LISA AHART PROPERTIES LLC | |

SEE MAP

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

FAVOR ☐
COMMENTS
OPPOSE ☒

- 1) Hard to maintain a safe environment with several different people going in + out
- 2) Security concerns - lack of oversight or background checks
- 3) Neighborhood disruption with more noise, parties, traffic
- 4) Several families with small children nearby which raises safety concerns

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

FAVOR ☐
COMMENTS
OPPOSE ☒

- More people, more noise, more vehicles, more late night events
- Less upkeep of the yard,
- Possible more pets
- Could be renters that are not nice or care about being kind to our neighbors.
- We have many older people in our neighborhood. Let's keep it peaceful.

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

FAVOR ☐
COMMENTS
OPPOSE ☒

- Within a few houses of the property #17, there are 9 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 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

FAVOR ☒
COMMENTS
OPPOSE ☐



CASTILLO E ELLA
266 DITTLIN R ST
NEW BRAUN LS TX 78130

Property #: 7

SUP25-367

Case Manager:

COMMENT

FAVOR ☐

OPPOSE ☒

DIAZ EVA

302 S WASHINGTON AVE

NEW BRAUNFELS TX 78130

Property #: 16

SUP25-367

Case Manager: AM

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
coming & going, loss of
privacy etc. Mr. Morales
is requesting 6 parking
spaces which @ 2 guests
per vehicle = 12 (single
family home is too
small @ only 864 sq. ft.
Thank You.

From: [Chandler Gray](#)
To: [Amanda Mushinski](#)
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 **clearly SPOT ZONING - which from what I understand is ILLEGAL IN TEXAS.**

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.