



**PLANNING COMMISSION – June 7, 2022 – 6:00PM**

City Hall Council Chambers

**Applicant/Owner:** Gary Granzin

**Address/Location:** Approximately 6.2 acres addressed at 3642 FM 306

**PROPOSED ZONE CHANGE – CASE #PZ22-0167**

The circled 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. CAMPBELL DOROTHY G                 | 5. KARBACH TAYLOR B ET AL          |
| 2. BAIR JEFFREY R ET AL               | 6. TWIN OAKS PANTERMUEHL RANCH LLC |
| 3. ENGELHARDT JOHN H FAM LTD PRTRNSHP | 7. KARBACH KYLE D & KATHERINE C    |
| 4. ENGELHARDT BROS NO ONE LTD         |                                    |

**SEE MAP**

**From:** [Karen Dietz](#)  
**To:** [Matthew W. Simmont](#)  
**Cc:** [Kathy Leber](#); [Janice Ziegler](#); [Julie](#); [Roland Pantermuehl](#); [David Pantermuehl](#)  
**Subject:** Case: #PZ22-0167 ms  
**Date:** Friday, June 3, 2022 1:33:08 PM

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RE: Your Opinion Matters

Name: Twin Oaks Pantermuehl Ranch, LLC  
c/o Karen P. Dietz  
1677 Hoffmann Lane  
New Braunfels, Texas, 78132

Property numbers on map: 2 and 6

We favor : yes

Comments:

We request consideration be made to include "night sky" lighting around the area being constructed. We look forward to learning how TXDOT and the county will design entrance and exit along 306 as this will also impact our property.

We look forward to being good neighbors to the new owner, Gary Granzin and his business endeavors.

Signature: Karen P. Dietz for Twin Oaks Pantermuehl Ranch, LLC members