



## PZ22-0167 Zone Change: R-1 to C-1B

\\chfs-1\Departments\Planning\ZoneChange-SUP-Replats\2022\PZ22-0167 - Granzin - FM

Source: City of New Braunfels Planning Date: 6/3/2022 DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of New Braunfels. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of New Braunfels, its officials or employees for any discrepancies, errors, or variances which may exist.

230

460

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## 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
- 2. BAIR JEFFREY R ET AL
- 3. ENGELHARDT JOHN H FAM LTD PRTNRSHP
- 4. ENGELHARDT BROS NO ONE LTD

- 5. KARBACH TAYLOR B ET AL
- 6. TWIN OAKS PANTERMUEHL RANCH LLC
- 7. KARBACH KYLE D & KATHERINE C

SEE MAP

From:	Karen Dietz
То:	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