



**PLANNING & ZONING COMMISSION
UNIVERSITY PARK, TEXAS**

**SUMMARY OF RESPONSES
March 10, 2026**

PZ 26-003

Number of Notices Mailed:	81
Number of Responses Received:	9
OPPOSED	5
IN FAVOR	4
UNDECIDED	0



PROPERTY: 4132 Lovers Ln
OWNER:
Shelby Michael H Revocable
4600 Greenville Ave Ste 130
Dallas, TX 75206

NOTICE OF PUBLIC HEARING
PZ 26-003

The Planning and Zoning Commission of the City of University Park will conduct a public hearing at 5:00 PM on Tuesday March 10, 2026 in the Council Chambers of City Hall, 3800 University Blvd., University Park, Texas. Consideration will be given to the following items:

- PZ 26-003: Property owner Highland Park Independent School District requesting to amend the detailed site plan for Planned Development – 33 to expand the boundary for a new practice field and parking lot design. The property addresses are 4113 – 4149 Lovers, 4112-4152 Hyer, 4113 Hyer and 4102 Grassmere.

Interested parties are invited to attend the hearing and speak to the Commission. If you have any questions pertaining to this case, please call 214-987-5423. Please complete this form and return it the Monday prior to the date of the public hearing. Your reply may be emailed to jrees@uptexas.org or sent by mail/hand delivered to: Jessica Rees, City Planner, City of University Park, Community Development Department, 3800 University Boulevard, University Park, Texas 75205.

****Please Type or Use Black Ink****

(Circle one) IN FAVOR OPPOSED UNDECIDED

Name: Michael H. Shelby Michael H. Shelby
(Please Print)

Signature: Michael H. Shelby

Address: 4132 LOVERS LANE 4132 Lovers Lane

Comments: _____

Zoning Change and Amendment Process

A request for a zoning change follows a two-step process designed to provide opportunities for citizen involvement and comment. The first step following the submission of an application for a zoning change is to schedule a public hearing before the Planning and Zoning Commission. Landowners within two hundred (200) feet of the subject site are notified of the Planning and Zoning Commission public hearing. They are provided this response sheet and are invited to attend the public hearing to express their support or opposition to the request. Second, the request is forwarded to the City Council for final action following a recommendation from the Planning and Zoning Commission. If the owner(s) of more than twenty percent of the land area within two hundred feet of the site submit(s) written opposition, then a three-fourths vote of all the eligible members of the City Council is required to approve the zoning change. These forms are used to calculate the percentage of the property in opposition.

NOTE: Site plans or zoning details proposed by the applicant, may change before or during a public hearing and after this notice. However, these changes must be minor and more restrictive. If they are not minor and more restrictive, another notice must be made.



PROPERTY: 4136 Lovers Ln
 OWNER:
 Robert Brown
 4136 Lovers Ln
 Dallas, TX 75225

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 PZ 26-003**

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****Please Type or Use Black Ink****

(Circle one) IN FAVOR OPPOSED UNDECIDED

Name: Robert Brown
 (Please Print)
 Signature: [Handwritten Signature]
 Address: 4136 Lovers Lane
 Comments: Add landscaping along Lovers Lane fence line

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PROPERTY: 4138 Lovers Ln
 OWNER:
 Robert Brown
 4136 Lovers Ln
 Dallas, TX 75225

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****Please Type or Use Black Ink****

(Circle one) IN FAVOR OPPOSED UNDECIDED

Name: _____ Robert Brown _____
 (Please Print)
 Signature: _____ [Signature] _____
 Address: _____ 4138 Lovers Lane _____
 Comments: _____ Add landscaping along fence line _____
 on Lovers Lane _____

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PROPERTY: 4133 Grassmere Ln
OWNER:
 Jeffrey Mauser
 4133 Grassmere Ln
 Dallas, TX 75205

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****Please Type or Use Black Ink****

(Circle one) IN FAVOR

OPPOSED

UNDECIDED

Name:
(Please Print)

Jeffrey A Mauser

Signature:

[Handwritten Signature]

Address:

4133 Grassmere Lane

Comments:

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PROPERTY: 4118 Lovers Ln
OWNER:
 Dorothy Wood
 4118 Lovers Ln
 Dallas, TX 75225

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PZ 26-003

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****Please Type or Use Black Ink****

(Circle one) IN FAVOR

OPPOSED

UNDECIDED

Name: Dorothy Wood
 (Please Print)

Signature: *Dorothy Wood*

Address: 4118 Lovers Ln

Comments: This is ridiculous. Removing people from their homes so we can have another practice field? And a parking lot? Why can't people carpool? How many practice fields do we need? I am opposed.

Zoning Change and Amendment Process

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Mary Oates

From: Jessica Rees
Sent: Monday, March 9, 2026 9:14 AM
To: Mary Oates
Subject: FW: PZ 26-003



Jessica Rees, AICP
City of University Park
City Planner
Office: 214.987.5423
jrees@uptexas.org | web: uptexas.org

From: Corey Lehman <corey.lehman13@gmail.com>
Sent: Friday, March 6, 2026 2:06 PM
To: Jessica Rees <jrees@uptexas.org>
Cc: Cesarina Budetta <cesarina.budetta@gmail.com>
Subject: PZ 26-003

CAUTION! This is an external email. DO NOT click on links or attachments unless you know the sender and contents are safe.

Hello,

I wanted to reply by email that we are **vehemently opposed** to the request to amend the site plan for Planned Development, as laid out in the letter we received last week.

Mary Oates

From: Jessica Rees
Sent: Tuesday, March 10, 2026 9:25 AM
To: Mary Oates
Subject: FW: PZ 26-003 Response from 4121 Grassmere Ln Apt 1



Jessica Rees, AICP
City of University Park
City Planner
Office: 214.987.5423
jrees@uptexas.org | web: uptexas.org

From: Anthony Oliveira <ant1331@gmail.com>
Sent: Monday, March 9, 2026 5:43 PM
To: Lulu Cao <luluc826@gmail.com>
Cc: Jessica Rees <jrees@uptexas.org>
Subject: Re: PZ 26-003 Response from 4121 Grassmere Ln Apt 1

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Hi Jessica,
Just to expand upon the light pollution comment. We are also concerned about the lack of privacy that the parking lot and its lights will present. Since these will likely be on throughout the night (as is the case at the current parking lot), it would cause lots of brightness through the main window, resulting in passer-bys able to see inside.

Thanks,
Anthony

Anthony Oliveira
m: 630.362.5326

On Mon, Mar 9, 2026 at 4:43 PM Lulu Cao <luluc826@gmail.com> wrote:

Hi again!

Sorry, I meant to also add light pollution as another concern we have with the proposal.

Thanks!
Lulu

Sent from my iPhone

On Mar 9, 2026, at 4:04 PM, Lulu Cao <luluc826@gmail.com> wrote:

Hi Jessica,

Hope you had a nice weekend!

I'm writing in regards to the public hearing notice we received for PZ 26-003. We own 4121 Grassmere Ln, Apt 1. It's a bit unclear to us what the proposed site plan amendments are. If the proposal is to move the parking lot from Hyer to Grassmere (replacing the grass field), then we **oppose** of this case. We have concerns that there would be significant negative impact to traffic, noise levels, safety, and overall property value. If you could share more details on what HPISD is proposing, that would be greatly appreciated. I know Apts 2 & 3 of 4121 Grassmere Ln also have the same questions/concerns.

Thank you!

Lulu

Sent from my iPhone

Mary Oates

From: Jessica Rees
Sent: Tuesday, March 10, 2026 9:23 AM
To: Mary Oates
Subject: FW: Public Hearing PZ 26-003



Jessica Rees, AICP

City of University Park

City Planner

Office: 214.987.5423

jrees@uptexas.org | web: uptexas.org

From: Marie & Corbin Lee <corbinandmarie23@gmail.com>
Sent: Monday, March 9, 2026 4:16 PM
To: Jessica Rees <jrees@uptexas.org>
Cc: corbinrankin@gmail.com
Subject: Public Hearing PZ 26-003

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Jessica,

Corbin Lee and I, owners of 4121 Grassmere Ln, Apt 2, Dallas Tx 75205 strongly oppose item PZ 26-003 to be discussed at tomorrow's Planning and Zoning Commission. The plans to turn the field on Grassmere into a parking lot would decrease the property values in the surrounding area and increase congestion on Grassmere.

Thank you,
Marie Baldwin