



City of University Park, Texas
Community Development Department Application
Phone 214-987-5411

Please check the appropriate box (1) below to indicate the type of action you are requesting:

- | | | |
|--|--|---|
| <input type="checkbox"/> Amending Plat | <input type="checkbox"/> Specific Use Permit | <input type="checkbox"/> Planned Development - Development Plan |
| <input type="checkbox"/> Replat | <input type="checkbox"/> Zoning Change Request | <input type="checkbox"/> Planned Development - Concept Plan |
| <input type="checkbox"/> Final Plat | <input type="checkbox"/> Special Sign District | <input type="checkbox"/> Planned Development - Detailed Site Plan |
- PLEASE NOTE:** **A land use statement is required for all zoning change requests, development plan/concept plan/detailed site plan reviews, and specific use permits.**

****PLEASE COMPLETE PAGE 2 FOR ALL REQUEST TYPES****

SITE INFORMATION

Address (Location): 6821 Preston Rd Submittal Date: 12/13/24
Is there a previous project associated with this address/location? YES NO
If yes, what type of Project: _____
Existing Zoning: GR-General Retail Proposed Zoning: Planned Development Lots: 1
Existing Use: Jewelry Store Proposed Use: Jewelry Store
Legal Description of Subject Property (attach separate sheet if necessary)

APPLICANT INFORMATION

Applicant Name: Laura Lee Gunn Company Masterplan
Address 2201 Main Street City Dallas State _____ Zip 75208
Phone 214-389-2297 Fax N/A Email lgunn@masterplantexas.com Cell 254-855-0802
Property Owner (If different from applicant): Denis Boulle Deboulle Diamonds
Address 6821 Preston Rd City Dallas State _____ Zip 75205
Phone 214-522-2400 Fax N/A Email denis@deboulle.com Cell 214-522-2400
Key Contact: Laura Lee Gunn
Phone 214-389-2297 Fax N/A Email lgunn@masterplantexas.com Cell 254-855-0802

Signature of Property Owner (Sign and Print or Type Name)

SIGNATURE [Signature]
Print or Type Name: Denis Boulle

Known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration expressed and in the capacity therein stated.

Given under my hand and seal at office on this 12th day of December, 2024.

[Signature] Notary Public



(For Plat Applications Only)

I waive the statutory time limits in accordance with Section 212.009 of the Texas Local Government Code.

Signature: _____ Date: _____

Office Use Only:

Total Paid: _____ Payment Method: _____ Accepted By: _____

PLEASE PROVIDE SPECIFIC DETAILS FOR ALL AMENDING/REPLATS, ZONING CHANGE REQUESTS, DEVELOPMENT PLAN/CONCEPT PLAN/DETAILED SITE PLAN REVIEWS AND SPECIFIC USE PERMITS.

APPLICANT: _____ ADDRESS: _____

Deboulle Diamonds is requesting approval for a Planned Development (PD) to revitalize and remodel its existing facility located at 6821 Preston Rd. This transformation aims to update the store's design and enhance its image, while maintaining the high-end, luxury nature of the business. The proposed remodel will align the building with the standards of upscale, Class A luxury shopping destinations, providing a more modern and elegant aesthetic.

Building Design & Façade Renovation: The existing building will undergo a comprehensive update, with an entirely new façade to reflect a more modern and refined architectural style. This change will enhance the store's exterior and improve the overall streetscape in alignment with the upscale branding of Deboulle Diamonds.

Structure and Building Size: The building will be reduced to a two-story structure, with no increase in the total floor area. The floor space will remain the same, with a 25% reduction in overall area. The current structure is capable of supporting a new roof design, which will incorporate a sloped roof to enhance the building's architectural appeal.

Use and Functionality: The use of the building will remain unchanged as a jewelry store. The upper level of the building will be designated as a "multifunctioning" room, which may serve a variety of purposes, including display areas, office space, or event hosting, in keeping with the business's evolving needs.

Height and Setback: The building will maintain its height at 46 feet, consistent with the existing structure. The roof design and overall massing will remain in compliance with all local zoning codes and regulations.

Family Transition: This remodeling project is an important step in the transition of Deboulle Diamonds to the second generation of the family business. The upgrade will position the business for continued success while preserving its long-standing reputation as a premier jewelry store in the community.

This Planned Development will revitalize the Deboulle Diamonds facility, ensuring its continued role as a destination for luxury shoppers while also contributing positively to the surrounding area's architectural and aesthetic standards. The proposed improvements are designed to elevate the building's functionality and appearance, ensuring that Deboulle Diamonds remains a staple in the community for years to come.