



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

**SUMMARY OF RESPONSES
March 10, 2026**

PZ 26-002

Number of Notices Mailed:	64
Number of Responses Received:	4
OPPOSED	2
IN FAVOR	2
UNDECIDED	0

PROPERTY: 4112 Druid Ln
OWNER:
4112 Druid LP
5622 Dyer St Ste 200
Dallas, TX 75206



NOTICE OF PUBLIC HEARING
PZ 26-002

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 26-002:** Property owner Highland Park Independent School District requesting to amend the detailed site plan for Planned Development – 25 to add a locker room/covered batting cage building to the softball field. The property address is 330 Westchester.

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: KEVIN STANBACK
(Please Print)

Signature: [Handwritten Signature]

Address: 5622 Dyer St, Ste 200

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: 4114 Emerson Ave

OWNER:

4114 Emerson Ave LP
5622 Dyer St Ste 200
Dallas, TX 75206



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

(Circle one) IN FAVOR OPPOSED UNDECIDED

Name: KEOT STAINBACK

(Please Print)

Signature: [Handwritten Signature]

Address: 5622 DYER Street, Ste 200

Comments: _____

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PROPERTY: 4144 Druid Ln
OWNER:
CHW Gen 2 LP
3710 Rawlins St Ste 1350
Dallas, TX 75219



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

(Circle one) IN FAVOR

OPPOSED

UNDECIDED

Name:
(Please Print)

CHW Gen 2 LP Manager

Signature:

Address:

4144

Comments:

No issue on the lockers, but are concerned about the noise from the batting cage

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PROPERTY: 4128 Druid Ln
OWNER:
Meghan & James Greer
4128 Druid Ln
Dallas, TX 75205



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

(Circle one) IN FAVOR

OPPOSED

UNDECIDED

Name:
(Please Print)

Signature:

Address:

Comments:

See Attached Comments

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Mary Oates

From: Jessica Rees
Sent: Monday, March 9, 2026 9:24 AM
To: Mary Oates
Subject: FW: Public Zoning Hearing



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

From: Jim Greer <jwgreer@outlook.com>
Sent: Monday, March 9, 2026 9:24 AM
To: Jessica Rees <jrees@uptexas.org>
Subject: Re: Public Zoning Hearing

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

Thank you. Please note that the school district currently does a poor job of maintaining the current infrastructure and landscaping they have on this block, there are dead bushes all along the street and the whole South side of Druid has been poorly maintained.

Jim

From: Jessica Rees <jrees@uptexas.org>
Sent: Monday, March 9, 2026 9:22 AM
To: Jim Greer <jwgreer@outlook.com>
Subject: RE: Public Zoning Hearing

Thank you for your response. I will pass this along to the Planning and Zoning Commission.

Regards,



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

From: Jim Greer <jwgreer@outlook.com>

Sent: Sunday, March 8, 2026 1:58 PM

To: Jessica Rees <jrees@uptexas.org>

Subject: Public Zoning Hearing

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

See attached.

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