

January 18, 2025

Dear City of University Park Officials,

I am writing to express my enthusiastic support for de Boulle's proposal to convert their building into a Patek Philippe Boutique. As the owner of Vitalyc Medspa and a proud neighbor of de Boulle for the past five years, I can confidently attest to their commitment to excellence, both in their craft and in the way they enhance the prestige of our community.

De Boulle has established itself as the epitome of sophistication in the world of fine jewelry and watches—not just in University Park, but nationwide. Their reputation for quality, craftsmanship, and exceptional customer service aligns perfectly with the values that our city holds dear. By transforming their location into a Patek Philippe Boutique, de Boulle will elevate our community's profile even further, attracting discerning clientele and reinforcing University Park's status as a hub for luxury and refinement.

This project is more than just a business endeavor; it is an opportunity for University Park to solidify its reputation as a destination for world-class luxury. A Patek Philippe Boutique will undoubtedly draw visitors from across the region and beyond, benefiting local businesses and contributing to the economic vitality of our city.

I have personally witnessed de Boulle's unwavering commitment to our neighborhood, not only through their stunning showcase of fine goods but also through their deep involvement in the community. Their presence has always been a source of pride, and I have no doubt that this transformation will further enhance their positive impact on University Park.

I urge the City of University Park to approve de Boulle's proposal and support their vision. It is a rare opportunity to bring something truly special to our community, and I am confident it will be an incredible asset for our city and its residents.

Thank you for your time and consideration.

Sincerely,

Amir Darius Mortazavi Owner, Vitalyc Medspa

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PROPERTY: 6821 Preston Rd OWNER: De Boulle Diamond and Jewelry Inc 6821 Preston Rd Attn: Donna Pedworth Dallas, TX 75205



The Planning and Zoning Commission of the City of University Park will conduct a public hearing at 5:00 PM on Tuesday March 11, 2025, in the Council Chambers of City Hall, 3800 University Blvd., University Park, Texas. Consideration will be given to the following items:

• <u>PZ 25-002</u>: Applicant Laura Lee Gunn, with Masterplan, representing Deboulle Diamonds requesting the creation of a Planned Development District with a detailed site plan for the property located at 6821 Preston Road.

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.

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#### **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: 6821 Preston Rd OWNER: **DKNE Holdings LTD** 6821 Preston Rd Dallas, TX 75205



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PROPERTY: 6801 Preston Rd OWNER: Vintage UP Realty LTD 6810 Lemmon Ave Ste 200 Dallas, TX 75209



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Sent: Sunday, March 9, 2025 10:19 PM
To: Jessica Rees <jrees@uptexas.org>
Subject: Notice of Public Hearing PZ 25-002

Hi Ms Rees,

My name is John Eklof. I own the property at 4117/4119 Grassmere.

I've looked through the literature on the proposed building changes. I don't have a problem with upgrades to our neighborhood. I look forward to seeing the completed project. My concerns are with project duration and access to Preston.

- What is the estimated completion date of the phase 4?

- The people living on Grassmere, just west of Preston, have one option when it comes to leaving their homes. They must travel east to Preston as Grassmere is a one way street. Does the city have a plan to ensure free travel to Preston Rd for it's residents during all phases of the construction project?

Forgive me if these questions have already been addressed in a different forum and thank you the opportunity to comment.

Vr, John

John Eklof 253-226-1663

Jack and Leslie Gosnell Nick Sunderman Karley Kampf Ava Noble Quentin Noble	Jenifer Lynn Hammond	Mimi and william Vanderstraaten	Renne Lokey Cate Cothrum Grady Cothrum	Tom Bowen Laurence Henry	Paul Farris Erik Ward	Larissa Kenjarski Thomas Kenjarski Kellev Grav	James Donahoe steven m gruber Meg Boyd Don farris sr	Ford Wheeler Judd Bradbury Lana Constantine	Andy Baker Claire Baker David Rejebian	Jon Sobel Emma Boulle Amy Broad
3445 Haynie 4356 Mockingbird Pkwy 5536 Stone Gate Road 6624 Forest Creek Drive 6624 Forest Creek Drive	4115 Grassmere Lane	4032 Druid Lane	3008 Amherst 6700 Golf 6700 Golf	2917 Dyer 4329 Shenandoah	4300 Windsor 3825 McFarlin	2929 Amherst Avenue 2929 Amherst Avenue 2805 Hanover	4208 Colgate 3249 Caruth 4128 Stanhope 3624 Caruth Blvd	4125 Grassmere 4520 Bordeaux 5429 Del Roy Drive	3249 Southwestern 3249 Southwestern 6619 Snider Plaza	4604 Lakeside Drive 4024 Druid Lane 6600 Hillcrest Suite A
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75225	Dallas	8502 Preston Road, Apt 3: Dallas	Pam Gallagher
		4125 Purdue	William Reeder
75225	Dallas	3404 Colgate Avenue	Brian Bullard
75225	Dallas	3828 Centenary Avenue	Peter A Dysert II
75225	Dallas	3908 Southwestern Boulev Dallas	Patrick Stark
75205	Dallas	4408 Glenwick Lane	Taylor Toce
	UP	Volk Estates	Luellen Smith
75205	HP	4237 Potomac Drive	Aaron Symank
75205	UP	3928 University Boulevard UP	Fritz duda
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			Jim and Suzanne
75205	UP	3663 Asbury Street	Dana Vidal
75205	UP	4025 Druid Lane	James Browne
75205	UP	3716 Normandy Avenue	Diane Johnson
75205	HP	4421 Beverly Drive	Michael Doak
75205	UP	4129 Stanford Avenue	Vuong Dao
75225	UP	3233 Villanova Street	John Ahmed
75205	Dallas	4001 Druid Lane	Frank Swingle
75205	Dallas	3103 Cornell Avenue	Katie Oswald
75205	Dallas	3232 Rankin Street	Kenneth hamlett
75205	Dallas	6230 Del Norte Lane	Ford Noble
75230	Dallas	6234 Mimosa Lane	Marc Nemati
75205	Dallas	4419 Buena Vista Unit 3	John Mossey
			Whitmeyer
			Cindy and George
75205	UP	4056 Grassmere	Charles Cockerell
75225	UP	4016 Southwestern	Nathan Wood
75204	Dallas	1927 North Prairie Avenue Dallas	William Vintzileos
75201	Dallas	2215 Cedar Springs Road Dallas	Collin Quinn Hanford
75205	ΗP	4502 Abbott Avenue	Dylan Huey
75205	ŦP	4520 Belfort	HERBERT STORY
75225	Dallas	6206 Desco Drive	ROBERT PETERSON

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Voik Estates UP	Volk Estates				UP	UP	UP	UP	Volk Estates

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# Jenene Perry

From: Sent: To: Subject: Denis Boulle <Denis@deboulle.com> Monday, May 12, 2025 1:18 PM Jenene Perry De Boulle Rezoning Request

\*\* External Sender \*\*

Jenene – Thank you for your help with this. There is a link at the bottom to make it easier to just click and sign. Thanks. Best.

Denis

(TIRALD & Ford (do) Turtle Creek

#### May 6th, 2025

#### Re: De Boulle Rezoning Request

Dear Neighbors,

We are thrilled to share something close to our hearts—a new chapter for de Boulle Diamond & Jewelry that we hope will further strengthen our place in a neighborhood we've been proud to call home for over 40 years.

Since opening our doors in 1983, de Boulle has been more than a fine jeweler—it's been a part of the fabric of University Park celebrating with families and friends. With that in mind, we are proposing a thoughtful renovation of our building. Our goal is simple: to preserve what makes de Boulle special while enhancing the space to serve our clients—and our neighborhood—for generations to come. This is not about growing bigger – it is about growing better alongside Patek Philippe. Our goal is to create an upscale, timeless environment with one of the world's most exclusive watchmakers that will serve our long-term clients, their children, and their grandchildren for the next 50 years and beyond.

The full scope of the renovation includes:

- Expanding our Patek Philippe Salon into a Boutique, as requested, to meet the expectations of their brand and maintain our position as one of a select few U.S. retailers.
- Adding minor square footage to improve operational efficiency and allow our current team to remain under one roof.
- Creating covered and secure parking to enhance safety and convenience for clients and staff.
- Building a refined upstairs space with spectacular views for hosting intimate client and community gatherings.
- Updating the building's façade with timeless materials that complement the neighborhood's character.

As your neighbor in Volk Estates, we appreciate the support we've received over the years. We have been intentional in keeping the building's scale and design in harmony with what our neighbors expect and value. This renovation isn't about getting bigger—it's about creating a space that reflects the level of care, craftsmanship, and tradition that we have always stood for.

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# https://www.ipetitions.com/petition/de-boulle-rezoning-request

Gerald J/ Ford, 5/13/25



**Denis Boulle** 

CEO Denis@debouile.com

de Boulle Diamond & Jewelry 6821 Preston Road Dallas TX 75205 (214) 522-2400

de Boulle Diamond & Jewelry 4444 Westheimer Road Houston TX 77027 (713) 621-2400





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We deeply appreciate the support, and if available, we would be so honored to have your support again at the public rezoning hearing:

Date: Tuesday May 13, 2025 at 5 PM Location: City Hall, 3800 University Boulevard, Council Chambers, Dallas, Texas 75205

Signature: Name and Date: Turtle Creek Warmly, The Boulle Family

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Or, you may sign here in support of our development:
Signature: V Cauchell
Name and Date: <u>Jim Cantrell 5.029</u>
Warmly,

The Boulle Family

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LIM Signature: Name and Date: 14BBY SIMPTON 51

Warmly, The Boulle Family 4016 UNIVERSITY

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Name and Date:		_

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As your neighbor in Volk Estates, we appreciate the support we've received over the years. We have been intentional in keeping the building's scale and design in harmony with what our neighbors expect and value. This renovation isn't about getting bigger—it's about creating a space that reflects the level of care, craftsmanship, and tradition that we have always stood for.

We deeply appreciate the support, and if available, we would be so honored to have your support again at the public rezoning hearing:

Date: Tuesday May 13, 2025 at 5 PM Location: City Hall, 3800 University Boulevard, Council Chambers, Dallas, Texas 75205

Or, you may sign here in support of our development:

Signature: Ref. 5/7/25 garter Name and Date:

Re: de Boulle Rezoning Request

Dear Neighbors,

We are thrilled to share something close to our hearts—a new chapter for de Boulle Diamond & Jewelry that we hope will further strengthen our place in a neighborhood we've been proud to call home for over 40 years.

Since opening our doors in 1983, de Boulle has been more than a fine jeweler—it's been a part of the fabric of University Park celebrating with families and friends. With that in mind, we are proposing a thoughtful renovation of our building. Our goal is simple: to preserve what makes de Boulle special while enhancing the space to serve our clients—and our neighborhood—for generations to come. This is not about growing bigger - it is about growing better alongside Patek Philippe. Our goal is to create an upscale, timeless environment with one of the world's most exclusive watchmakers that will serve our long-term clients, their children, and their grandchildren for the next 50 years and beyond.

The full scope of the renovation includes:

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Or, you may sign here in support of our development: Signature: Mary Lee Derdi Lee Duda May 9,2025 Name and Date: \_\_\_\_\_\_\_ Warmly,

The Boulle Family

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DAMARA/ Signature: TEY 28,2025 Name and Date: \_\_\_\_\_\_A NO-6809 Hunters In Warmly, The Boulle Family

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Date: Tuesday May 13, 2025 at 5 PM Location: City Hall, 3800 University Boulevard, Council Chambers, Dallas, Texas 75205

Or, you may sign here in support of our development:

Signature: Name and Date: MICHAEL FMIRELOTH 5/8/25

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Signature:	hils	_	
Name and Date:	2125		
Warmly,	7022	HUNTUS	blen
The Boulle Family			

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Signature: \_\_\_\_\_\_\_\_ Name and Date: Charles Cockerell May 8,2025 4056 Grassme The Boulle Family

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DAWWAR Signature: \_\_\_ Name and Date: ARMOND SCHEFT ART2 5/10/25 DNID Warmly, The Boulle Family

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#	Name	Comments	Created On	Actions
77	Amy Broad	-	May 12, 2025, 2:08 AM	
76	Andy Baker	-	May 11, 2025, 10:14 PM	
75	Claire Baker	DeBoulle is a jewel of UP!	May 11, 2025, 2:08 AM	
74	STUART CULLU M		May 11, 2025, 1:44 AM	
73	David Rejebian	This is important to not only the business community in U niversity Park, but the entire city as well.	May 10, 2025, 8:28 PM	· · · · · · · · · · · · · · · · · · ·
72	Doug Woodward	-	May 10, 2025, 6:38 PM	and the second s
71	Ford Wheeler	( <b>5</b>	May 10, 2025, 6:26 PM	
70	Judd Bradbury	-	May 10, 2025, 6:22 PM	
69	Lana Constantine	-	May 10, 2025, 5:59 PM	
68	Jefferey Brockette	. <del>-</del>	May 10, 2025, 5:44 PM	. (
		and a subset of the second of the second of	• 049 N. 0600.000	-576

#	Name	Comments	Created On	Actions
67	James Donahoe	-	May 10, 2025, 5:25 PM	
66	steven m gruber	-	May 10, 2025, 4:42 PM	97 <u>.79</u> 7.277.282.2
65	Ashley Biffle	2829 Rosedale Ave. Dalias, Texas 75205	May 10, 2025, 4:34 PM	
	Meg Boyd			en and an
64	mey boyu		May 10, 2025, 4:34 PM	
63	Chris Boyd		May 10, 2025, 4:31 PM	
62	Don farris sr	On favor	May 10, 2025, 4:29 PM	
61	Lee Wagner	Great addition to the area	May 10, 2025, 4:28 PM	
60	Larissa Kenjarski	- 	May 10, 2025, 4:25 PM	
59	Thomas Kenjarski		May 10, 2025, 4:24 PM	
58	Kelley Gray	and the second s	May 10, 2025, 4:16 PM	, init and in the

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#	Name	Comments	Created On	Actions
57	Paul Farris	I support the zoning	May 10, 2025, 4:12 PM	i
56	Erik Ward	2	May 10, 2025, 4:05 PM	
55	Tom Bowen	-	May 10, 2025, 4:04 PM	
54	Laurence Henry	x <b>-</b> 2	May 10, 2025, 3:27 PM	· · · · · · · · · · · · · · · · · · ·
53	Renne Lokey	• * *	May 10, 2025, 3:25 PM	
52	Cate Cothrum		May 10, 2025, 2:30 PM	
51	Grady Cothrum	I live at 6700 Golf and I support this change of zoning. The city needs the taxes and it is a great looking buildi ng.	May 10, 2025, 2:06 PM	
3		1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.	دا بد المهمين:	(1000 H ) (1000 H ) (
50	Jacob Repokis	3-8	May 10, 2025, 1:48 AM	
		en and a second of the second of the		10000000000000000000000000000000000000
49	Mimi and william Vande rstraaten	We have examined the plans and are fully in support of the expansion and alteration.	May 9, 2025, 11:05 PM	
48	Jenifer Lynn Hammond	Soild member of the community. Love to have in the c ommunity 4th of July celebration as well.	May 9, 2025, 6:25 PM	2 mm (e.c.) (c)
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#	Name	Comments	Created On	Actions
47	Jack and Leslie Go snell	We are in complete agreement and support	May 9, 2025, 5:03 PM	
46	Nick Sunderman	×	May 9, 2025, 5:10 AM	
45	Karley Kampf	-	May 9, 2025, 12:41 AM	and the second s
44	Houston Hall		May 9, 2025, 12:31 AM	
43	Ava Noble		May 8, 2025, 11:39 PM	
42	Quentin Noble	速	May 8, 2025, 11:39 PM	
41	Haven Parchinski		May 8, 2025, 11:24 PM	
40	ROBERT PETERS ON	We support this new look and improves	May 8, 2025, 10:29 PM	
39	HERBERT STORY	Everything you do is FIRST CLASS. This will be a project that makes us all proud to be in your circle of friends.	May 8, 2025, 9:49 PM	
38	Natalia	Excited for this beautiful store!	May 8, 2025, 9:38 PM	

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				x x		
#	Name		Comments		Created On	Actions
37	Dylan	Huey	-		May 8, 2025, 9:34 PM	
36	Collin	Quinn Hanford	Cannot wait to see the incredible new and impro Deboulle! Such an iconic part of U.P.!	oved	May 8, 2025, 9:34 PM	
35	William	n Vintzileos			May 8, 2025, 9:32 PM	
34	Nathar	n Wood	We fully support this exciting addition for DeBouur neighbors, retailer and friends.	ille, o	May 8, 2025, 9:27 PM	
33	Charles	s Cockerell	Do whatever deBoulle needs		May 8, 2025, 8:07 PM	al transmission of the second state
32	JOE JA	ACKSON	1992 (Mar)		May 8, 2025, 7:16 PM	
31	Cindy a meyer	and George Whit	a. Mi		May 8, 2025, 4:04 PM	
30	John M	lossey	ಹ	ĸ	May 8, 2025, 3:01 PM	2 - 2 - 2 - 2 - 2 - 2 - 2 - 2 - 2 - 2 -
29	Marc N	emati	8200 € ₩	ι	May 8, 2025, 2:57 PM	
28	Ford No	oble			May 8, 2025, 2:53 PM	an 1993 1993 1993 1993 1993 1993 1993 199

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#	Name	Comments	Created On	Actions
27	Kenneth hamlett	Looks like it will be beautiful	May 8, 2025, 1:52 PM	
26	Jim and Jim Bro wne	-	May 8, 2025, 1:46 PM	
25	Katie Oswald		May 8, 2025, 3:21 AM	
24	Frank Swingle	Great neighbor!	May 8, 2025, 2:33 AM	
23	John Ahmed		May 8, 2025, 2:22 AM	. <u> </u>
22	Vuong Dao	9 N. 19	May 8, 2025, 2:07 AM	
21	Joe Drysdale	-	May 8, 2025, 1:46 AM	
20	Michael Doak	I strongly support the proposed changes to the deBoulle buildin g. First, this change brings a new chapter of a work class brand —Patek Philippe—to our neighborhood. And second, Denis, hi s family and the deBoulle business are collectively a huge credi t to the Park Cities community. These changes make our neigh borhood more valuable. Michael Doak Highland Park resident 4421 Beverly Drive	May 8, 2025, 12:39 AM	
19	Diane Johnson	Fully support your endeavor and thankful for all the wonderf ul attention to detail and service over past years!	May 8, 2025, 12:12 AM	
18	James Browne	5a) a.e. ∞	May 7, 2025, 11:52 PM	Contraction and the second second second
÷	2. (O.S.)	and the second		a

#	Name	Comments	Created On	Actions
17	Dana Vidai		May 7, 2025, 11:51 PM	
16	Jim and Suzanne Duda	We support the renovations. No concerns.	May 7, 2025, 11:43 PM	
15	Fritz duda	3 <b>-</b>	May 7, 2025, 11:41 PM	
14	Aaron Symank	an Inn Sanada a' an	May 7, 2025, 11:05 PM	and a second sec
13	Michael Komman	de Boulle is a fixture in the Park Cities community and have been a fantastic neighbors for decades.	May 7, 2025, 10:55 PM	
12	Luellen Smith	-	May 7, 2025, 10:38 PM	
11	Taylor Toce	The Boulle family is a prime example of what makes living in this great, entrepreneurial city so special. As a UP resident, we look forward to their improvements and support this rezo ning.	May 7, 2025, 10:34 PM	
10	Patrick Stark	÷	May 7, 2025, 10:04 PM	
9	Peter A Dysert II	l strongly support the rezoning request of Denis Boulle and his outstanding business. It is a real asset to our community.	May 7, 2025, 10:00 PM	
8	Brian Bullard	-	May 7, 2025, 9:55 PM	2-34-34-34-34-44-4-4-4-4-4-4-4-4-4-4-4-4

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# N	ame	Comments	Created On	Actions
7	William Reeder		May 7, 2025, 9:29 PM	<u></u>
6	Pam Gallagher		May 7, 2025, 9:23	Tanan ang ang ang ang ang ang ang ang ang
	-	E. 5. 7 M. 4.	PM .	
5 -	David Davidson J r		May 7, 2025, 9:17 PM	· · · · · · · · · · · · · · · · · ·
4	Michael Reinbold	l support this proposed change and think the update is be autiful and timeless.	May 7, 2025, 9:11 PM	······································
3	Mike Kaeske	This looks like a beautiful upgrade and addition to the Pre ston Rd. building!	May 7, 2025, 9:09 PM	
2	Sharon Killion	<b>≓</b>	May 7, 2025, 9:09 PM	······································
1	Padraic Dillon		May 7, 2025, 9:01 PM	10.000 1000 <b>00</b> 00 10

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