



CITY OF UNIVERSITY PARK Planning and Zoning Commission

Meeting Date:
6/24/2025

Item Type:
Staff Report

TO: Honorable Chair and Members of the Planning and Zoning Commission

FROM: Jessica Rees, AICP, City Planner

SUBJECT: PZ 25-002: 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.

Background:

DeBoulle Diamonds is requesting approval for the creation of a Planned Development (PD) to assist in the remodel of the existing facility located at 6821 Preston Road. The reason for the PD creation is due to the existing structure and proposed modifications not meeting the zoning ordinance requirements.

Site Zoning: General Retail

Surrounding zoning

North (side): Street/General Retail

East (front): Street/Residential

South (side): General Retail

West (rear): Alley/Multi-Family

Development Regulations of General Retail Zoning District

Item	Requirement	Existing	Proposed
Height	40' maximum	46'	47'
Setback: Front	0'	18.9'	18'
Setback: Side	0'	0'	0'
Setback: Street Side	0'	13.6'	13'
Setback: Rear	12.5' minimum	55'	2.5'
Parking	67 minimum	18	13

NOTE: non-compliant elements highlighted

The existing structure is legal nonconforming and the proposed development will expand the nonconformity.

- The existing and proposed development is taller than surrounding developments which is not compatible with the surrounding area, especially with the Multifamily district to the west.
- The proposed rear setback will be significantly smaller than the current structure and what is required by the zoning ordinance.
- The existing structure has a noteworthy required parking deficiency and will increase with the proposed project.

Notification:

A notice of Public Hearing was published in the Daily Commercial Record on June 5th 2025, and notices were mailed to owners of real property within 200 feet of the subject property. At the time of this report staff has received a few responses and are attached. Staff will provide an update at the meeting.

Recommendation:

Staff recommends that the Planning and Zoning Commission conduct a Public Hearing for the creation of a Planned Development District and forward a recommendation to City Council.

Attachments:

Application

Detailed site plan and renderings

Summary of responses