

PROPERTY: 6901 Preston Rd  
OWNER:  
5900 Preston LLC  
4301 Westside Dr  
Dallas, TX 75209



**NOTICE OF PUBLIC HEARING**  
**PZ 25-002**

The Planning and Zoning Commission of the City of University Park will conduct a public hearing at 5:00 PM on Tuesday January 14, 2025, in the Council Chambers of City Hall, 3800 University Blvd., University Park, Texas. Consideration will be given to the following items:

- 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.

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](mailto: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:  
(Please Print)

Signature:

Address:

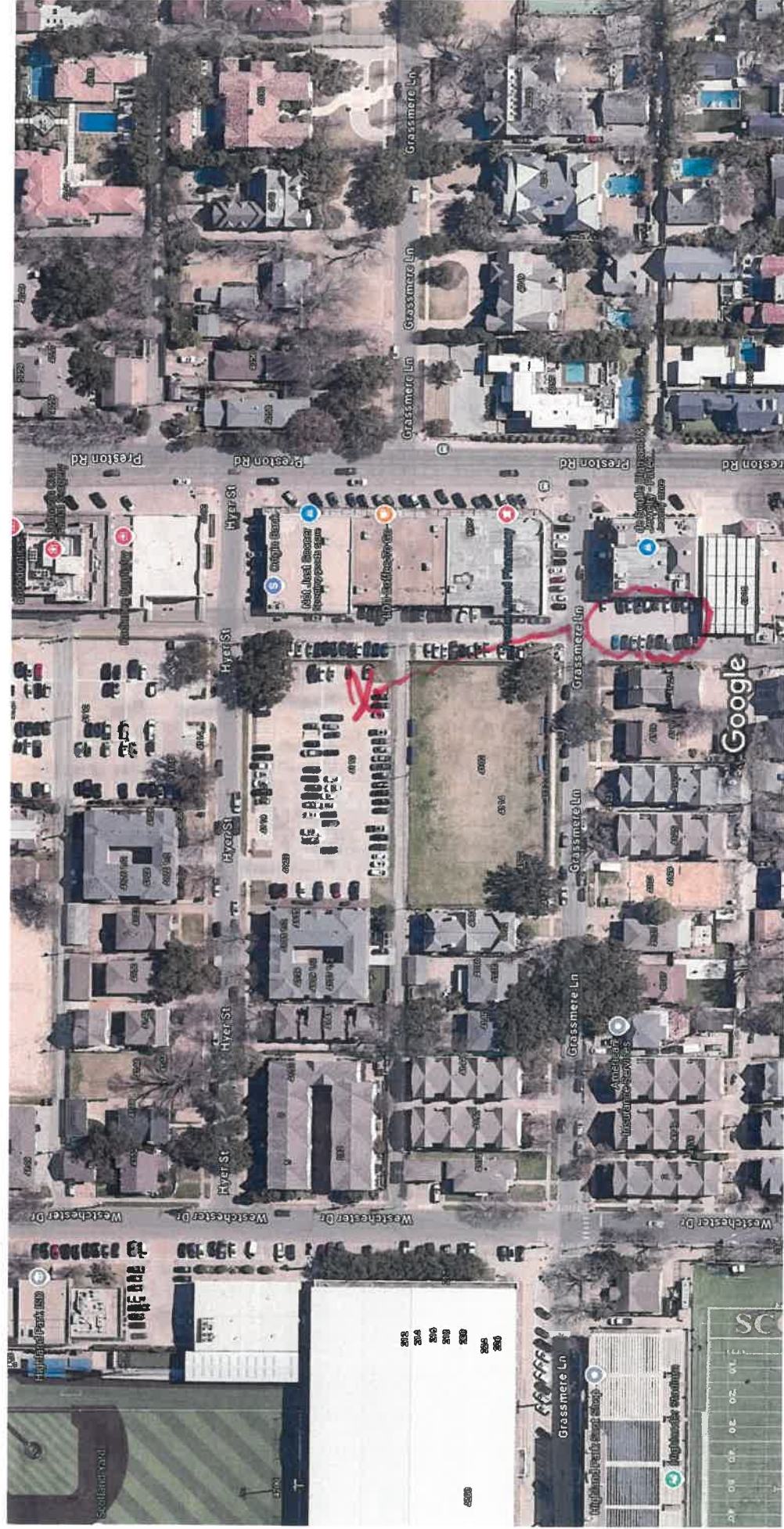
Comments:

WILL HANNON  
[Signature]  
4301 Westside  
Parking FSSKZ

**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.









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





PROPERTY: 6821 Preston Rd

OWNER:

De Boulle Diamond and Jewelry Inc

6821 Preston Rd

Attn: Donna Pedworth

Dallas, TX 75205



**NOTICE OF PUBLIC HEARING**  
**PZ 25-002**

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:

- 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.

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](mailto: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:  
(Please Print)

Signature:

Address:

Comments:

Denis Boulle  
Denis S. Boulle  
6821 Preston Rd Dallas TX 75205

**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



**NOTICE OF PUBLIC HEARING  
PZ 25-002**

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:

- **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.

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](mailto: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:  
(Please Print)

Signature:

Address:

Comments:

Denis Boulle  
Denis S Boulle  
6821 Preston Rd. Dallas, TX 75205

**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.