

PROPERTY: 4120 Druid Ln  
OWNER:  
William Hitzelberger  
4120 Druid Ln  
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 June 24, 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: BILL HITZELBERGER  
(Please Print)  
Signature:   
Address: 4120 DRUID LN.  
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: 4121 Grassmere Ln

OWNER:

Heidi Schaller  
4121 Grassmere Ln  
Apt 3  
Dallas, TX 75205



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OPPOSED

UNDECIDED

Name:  
(Please Print)

Signature:

Address:

Comments:

HEIDI LYNN SCHALLER  
H Schaller  
4121 GRASSMERE LN #3  
DALLAS, TX 75205  
the alley behind Deboulle  
Diamonds is very narrow and is  
very congested with traffic.

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PROPERTY: 4125 Grassmere Ln  
OWNER:  
Koenig Eisen LTD  
9611 E R L Thornton Fwy  
Dallas, TX 75228



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(Circle one) IN FAVOR

**OPPOSED**

UNDECIDED

Name:  
(Please Print)

STEWART E. KING - KOENIG EISEN

Signature:

Address:

4125 GRASSMERE LANE - UNIT 1

Comments:

\*ALREADY OVERCROWDED \*TOO MUCH TRAFFIC  
\*NOT ENOUGH PARKING & UNSAFE  
\*PLEASE READ ATTACHED LETTER

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Koenig Eisen Ltd.  
c/o Stewart King  
4125 Grassmere Lane  
Dallas, Texas 75205

May 28, 2025

RE: Zoning Case P&Z 2025-0502, Letter of Dissent

Dear Council Members,

I am a University Park resident and the managing member of Koenig Eisen, Ltd., owner of 4125 Grassmere Lane, Dallas, Texas 75205, a 4-unit development. I have become aware of University Park Zoning Case 2025-0502 and cannot support this project in its current form as it will cause a severe disruption and safety hazard on Grassmere Lane, disproportionately impacting our tenants and our properties for the reason listed below.

1. The limited set back creates a life safety issue for the neighborhood. The property's location limits access through a narrow alley. With the proposed new building envelope, there is limited visibility for vehicles traveling in and out of the alley.
2. There is presently significant pressure on the available on-street parking. The Applicant's proposed reduction of parking will put further pressure on Grassmere's ability to accommodate parking for other property owners. Events thrown at the Applicant's property further disrupt the ability for residents to and other property owners to have access to parking and safe pedestrian access for themselves and their children.
3. The proposed configuration of the garage, with only one point of vehicle ingress and egress, creates blind corners which would be a safety hazard while traveling East on Grassmere toward Preston road and traffic turning from the alley.
4. As there is no turnaround designed into the parking garage, cars are unable to turn around within the garage when all 12 spaces are full, which they will be with only half of the current employees parked there, forcing them to back out across pedestrian sidewalks and into oncoming traffic. This is very dangerous for vehicles and pedestrians alike, especially in the mornings and afternoons with Grassmere being a very busy thoroughfare for school drop-off and pickup, children on bikes and on foot.

I am hopeful that Council will mandate modification of this plan to create sufficient parking, possibly even bringing the parking to current code compliance, the proposed 12 parking spots does not even park half of the current pre-expansion employees. Where do they park now? In the neighborhood. I also hope Council will act to not just maintain the safety of our neighborhood but take these types of opportunities to improve the safety and convenience of our neighborhood rather than allow both to become further degraded and congested.

Sincerely,

  
Stewart King

*Koenig Eisen LTD • PO BOX 180055 • DALLAS, TX 75218*

PROPERTY: 4125 Grassmere Ln  
OWNER:  
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9611 E R L Thornton Fwy  
Dallas, TX 75228



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**OPPOSED**

UNDECIDED

Name:  
(Please Print)

STEWART E. KING - KOENIG EISEN

Signature:

*[Handwritten Signature]*

Address:

4125 GRASSMERE LANE - UNIT 2

Comments:

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Signature:

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