



CITY OF UNIVERSITY PARK Planning and Zoning Commission

Meeting Date:
4/8/2025

Item Type:
Staff Report

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

FROM: Jessica Rees, 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.

Update:

At the March 11th Planning and Zoning Commission meeting, the applicant was asked to take a look at the proposed plans and see if any modifications could be made to the concerns the Commissioners and community had. Those concerns were: height, rear setback and parking. The applicant has made the following changes and new plans are attached.

For the height, the applicant now states the existing structure is 50' tall instead of 46' like originally reported. Part of their submittal says the existing structure is 50' while another part still says 46'. Staff can not confirm which is the correct number for the existing structure. This revision shows a maximum height of 46'11" on the proposed renderings while the table states 49'. Again, staff can not confirm which is the correct proposed height for the renovation.

For the rear setback, the original proposal showed a 2' setback from the rear property line. The applicant has adjusted the plans to now provide a 5' setback from the rear property line. The table in the revision still states 2' while the rendering shows 5'.

For parking, the commission asked the applicant to look into a license agreement with the City of University Park for the public on street parking spaces located off of Preston Road and Grassmere Lane. As of April 3rd, no one has reached out regarding this item.

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'	49'
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'
Parking	67 minimum	18	13

NOTE: non-compliant elements highlighted

The existing structure is legal nonconforming with the proposed development making it even more non-compliant. 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 existing structure's parking requirement is 52 parking spaces while the site only provides 18. The new development will decrease the parking spaces onsite to 13 and increase the requirement to 67. With the number of employees reported at 25 and the lack of onsite parking, the patrons and employees are forced to park at other businesses and street parking, possibly in the residential neighborhood. Because the community has a general shortage of parking for almost every land use, staff recommends the proposed on-site parking be specifically discussed relative to employees and customer demand.

Notification:

A notice of Public Hearing was published in the Daily Commercial Record on February 28th 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 to this report. Staff will provide an update at the meeting.

Recommendation:

Staff recommends that the Planning and Zoning Commission conduct a Public Hearing for the amendments to the zoning ordinance and forward a recommendation to City Council.

Attachments:

Application

Detailed site plan and renderings

Summary of Responses