WJMP, Ltd.
c/o William Pierce Cravens
4115 Grassmere Lane
Dallas, Texas 75205

May 29, 2025

RE: Opposition, Zoning Case 2025-0502

Council Members:

My name is William P. Cravens and I represent WJMP, Ltd. a family limited partnership that developed, owns and operates 4115 Grassmere Lane, Dallas, Texas 75205 since 1997. We are opposed to Zoning Case 2025-0502 for a variety of reasons explained below. As presently designed, it will have heavy and disproportionate impact to property owners and residents on Grassmere Lane and, more importantly, presents several life safety issues for the community at large. I am hopeful the Applicant will contemplate significant redesigns of the project, as Planning and Zoning Commission previously suggested. Otherwise, it is our hope that Council will deny the Applicant's request.

P&Z 2025-0502, Life Safety Issues and Concerns:

Set Back: The Applicant is proposing amending the set back from what should be 12.5 ft from the property line to 2.5 ft. This is a significant change from current zoning regulations and will set a precedent for each commercial development on Preston from Lovers to Glenwick. Further, the Applicant contemplates a fence to be constructed on the property line as well, affectively creating a zero lot line. The Applicant's property immediately abuts a 2 way alley. This creates a cathedral-like corridor in the alley, and a dangerous intersection due to limited sidelines.

Garage Design: The Applicant is proposing a pedestal garage structure with a single entryway/ exit. **Should someone be unsuccessful in finding parking on the site, there is no way to turn around and no circulation, forcing a vehicle to back out of the driveway onto a 2 way street with significant commercial and residential traffic (graphic attached).** This, coupled with the fact that the setback contemplated of 2.5 ft creates a visibility issue for any vehicle traveling north on the alley is extremely dangerous.

Underground Petroleum Storage Tanks (USTs): ***There are currently 16,000 gallons of gasoline in USTs on the property immediately to the South of the Applicant's property.*** (TCEQ documentation attached and photos attached). There is an active gas station immediately to the South located at 6815 Preston Road. There are two USTs with a capacity of 8,000 gallons each. The gas station tanks are filled by gasoline trucks that access the alley. The set back mentioned above, could likely hinder essential access by these services vehicles and make it extremely dangerous to navigate. No where in University Park or Highland Park, are gas pumps, USTs and

adjacent property so close to large quantities of flammable or combustable liquid — much less a new development. This is a life, safety issue. More importantly, commercial construction activities could disturb the ground, creating a potential for these USTs, which are nearly 35 years old, to fail and leak. I have seen no notice or information that what the Applicant is requesting is compliant with pertinent TCEQ, EPA, ICC and NFPA codes and guidelines.

Parking: We all understand that onsite the parking presently is woefully insufficient and far less than required by GR zoning. The question that we have is why is the Applicant (and the City) considering making things worse. **The Applicant's plan further reduces the amount of onsite parking, but substantially increases the building square footage. Does not make common sense. It should be noted that the company has 25 employees but only controls about 13 parking spaces.** While it may not be an issue for the current use, the zoning change that's being contemplated runs with the land and now just the business. If the property were ever to sell to another user, it could even more disproportionately disadvantage the neighborhood streets parking capacity. ***The Applicant hosts events whereby all of the available parking is completely utilized (pictures attached) — these events create undue stress on and clog up neighborhood on-street parking.***

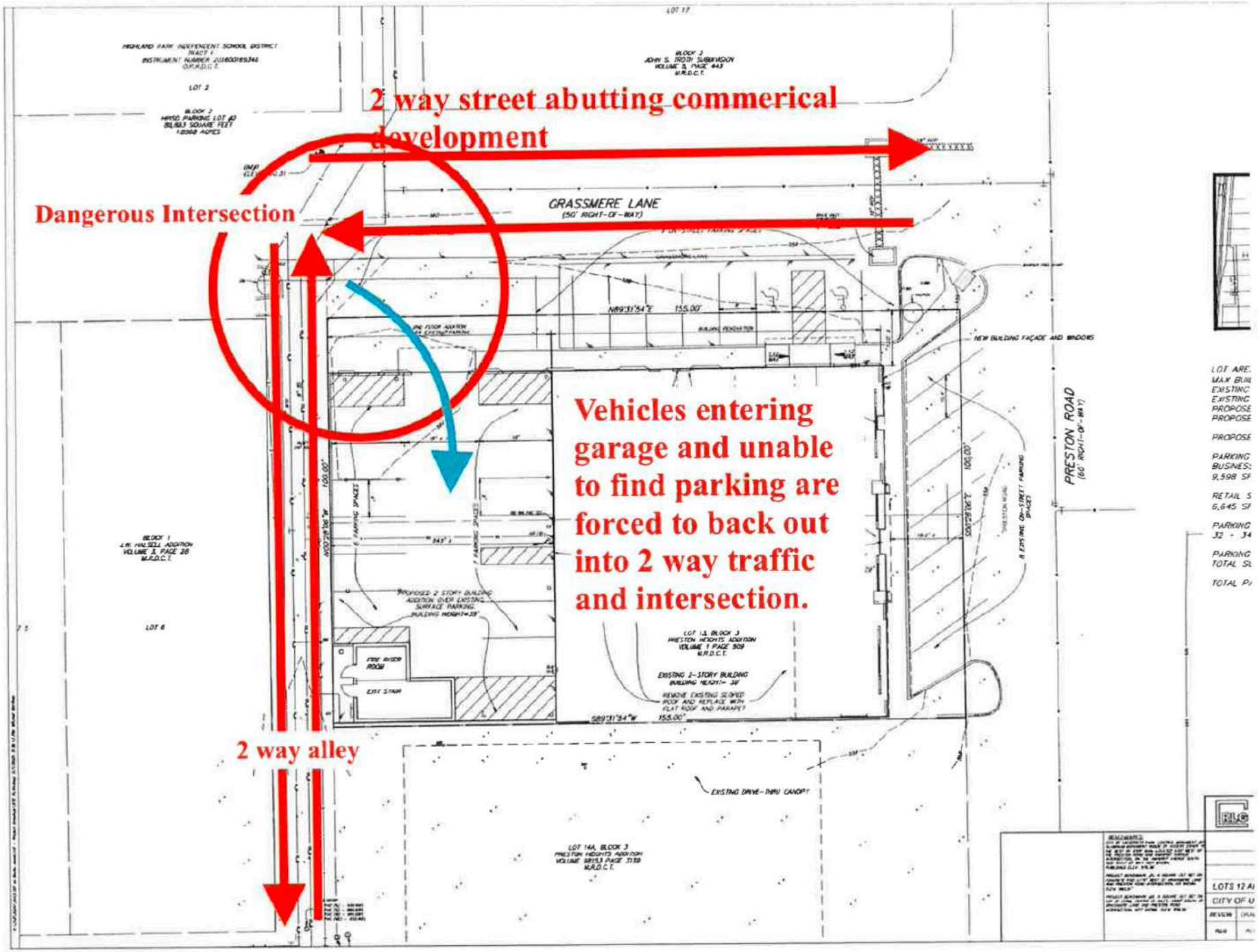
Privacy/Noise: The Applicant is proposing glazing on the 45 foot structure immediately looking into our residents' bedrooms. The Applicant has proposed frosted glass, however, due to House Bill 2439, municipalities are unable to restrict any building material, so anything put into the PD would be unenforceable. Further, the Applicant will need significant HVAC systems to cool what is proposed to be about a 20,000 sqf commercial structure. These units will be staged on the roof, with a minimal set back creating noise issues for our residents.

Disproportionate Economic Impact on Adjacent Property: Our property is leased to 3 families. The construction of the Applicant's project will disrupt our access for at least 18-24 months in the short term, therefore impacting the leasing revenue we are to expect from the property and lifestyles of our residents. Due to the total utilization of the site proposed by the Applicant, there is no where to stage materials for this project and therefore the alley will likely remain inaccessible for much of the construction. Where will construction workers and employees park, since all the onsite parking would be unavailable? We also do not support that the City of University Park entering into an access agreement for parking spaces it owns on Grassmere Lane and Preston Road, as we feel it would be unfair to the neighboring businesses and residents. We will have a difficult time leasing what is a well producing property and the viability of our family asset will be heavily impacted. In the long term, we will be plagued with a yard without sunlight due to the height and adjacency of the property, privacy issues, potential fire risk and increased parking unavailability — reducing the value of my property.

Thank you for your attention to these concerns and your service to the people of University Park.

Best,
William P. Cravens

ZONING - **CIVIL SITE PLAN**




TANK FILLING LOCATION
TANK FILLING LOCATION


FULL
1
STOP HERE
WAIT FOR ATTENDANT
3
STOP HERE
Welcome to Vintage
SUPER CLEAN $39
Vintage $34
WHEEL DEAL $30
CLASSIC $24
$120
$110
FULL DETAIL $249
$199

Central Registry

The Customer Name displayed may be different than the Customer Name associated to the Additional IDs related to the customer. This name may be different due to ownership changes, legal name changes, or other administrative changes.

Detail of: **Petroleum Storage Tank Registration 12266**
For: **VINTAGE CAR WASH & LUBE (RN101561074 ...)**
6815 PRESTON RD, DALLAS
Registration Status: **ACTIVE**
Held by: **Vintage Washes, Ltd. (CN600825921 ...)** View 'Issued To' History ...
OWNER OPERATOR Since 07/01/1994 View Compliance History ...
Mailing Address: 6310 LEMMON AVE STE 200 DALLAS, TX 75209 -5729

Financial Assurance

1,000,000 Insurance Or Risk Retention, expires 01/17/2025
CRUM & FORSTER SPECIALTY INS, Agent

Self-Certification Status by Compartment

Current: 1**A** 2**A** (through last day of 10/2025)

View Complete Self-Certification History

Registered Tanks and Their Associated Systems

Table 1. Underground Storage Tank Summary

Tank	Capacity (Gallon)	Date Installed	Status	Substance Stored	Related Information
1	8000	11/01/1991	In Use	A:Gasoline	Tank Details Compartment Piping Vapor Recovery
2	8000	11/01/1991	In Use	A:Gasoline	Tank Details Compartment Piping Vapor Recovery
1A	6000	01/01/1970	Removed from Ground (10/16/1991)	A:Gasoline	Tank Details Compartment Piping Vapor Recovery
2A	8000	01/01/1970	Removed from Ground (10/16/1991)	A:Gasoline	Tank Details Compartment Piping Vapor Recovery
3	6000	01/01/1970	Removed from Ground (10/16/1991)	A:Diesel	Tank Details Compartment

Table 2. Tank Details

Tank	Design & Materials	Corrosion Protection	Release Detection	Spill Containment and Overfill Prevention	Installation Contractor	Installer	Test Result	Related Information
1	1:Double Wall (Composite Tank)	Composite (Steel/FRP)	A: 2: Ext Groundwater	A: 1: Tight Fill Fitting			Tank Tested	Tank Summary Compartment


Applicant Blocking City Parking Spaces


Event Parking,
Surrounding City
Spaces Full


Applicant’s Parking Lot Completely Full


Grassmere Lane Looking East

City Owned Parking


Event Parking, Grassmere Looking West
Completely Full

William Pierce Cravens
4241 Bordeaux Ave.
Dallas, Texas 75205

Planning and Zoning Comission
3800 University Blvd.
University Park, TX 75205

RE: DeBoulle P&Z Request, Letter of Dissent from Owner of 4115 Grassmere

Commissioners,

Our family limited partnership owns and developed 4115 Grassmere, which is immediately adjacent to the subject property, and heavily impacted by its proposed development.

We've discussed the project and our concerns with the Applicant and there has been little movement. I don't believe the project is fully conceived. What the Applicant is asking sets a precedent for neighboring properties along this corridor, which would further impact not only our property, but all properties backing up to this commercial district and substantially affects the value and viability of our asset.

1. Parking. At present the Applicant is representing that it controls exclusive access to parking along the North and East side of its property, but according to what I heard at the previous hearing, this parking is to be available to the public. The Applicant has no licensing agreement for this parking, which amounts to 16 spaces, nor has there been any action to bring this into compliance. This further limits the amount of dedicated parking that this property has access to, which will only get worse as more density is contemplated. I understand that the Applicant intends for the property to be held for many years, and has no issues with parking with the events it seeks to host. It can become an issue very quickly should the property change hands, impacting the neighboring streets, and disproportionally our property. This is not something that can be collared with a simple zoning case and there's no way to protect against this except enforcing parking requirements.

2. Security measures of structured parking. The structured parking that is contemplated by the Applicant not only is imposing and unattractive, but can create a safety issue. People can easily hide in structured parking lots and it does not create a safe environment for the families and children that live across from it. My wife for example does not feel comfortable with structure parking under any circumstances.

3. Set Back and height. Grassmere is a 2 way street west of Preston. The present set back, or any set back presented by the Applicant as of now, does not provide appropriate turning radius to maintain access to the alley from the east and west on Grassmere. Our grass has enough difficulty growing as it is and further heightened structures will dwarf our property, shielding it from the sun. The property is already

imposing and above the allowable height. The Applicant is asking for it to be further out of compliance with zoning ordinances.

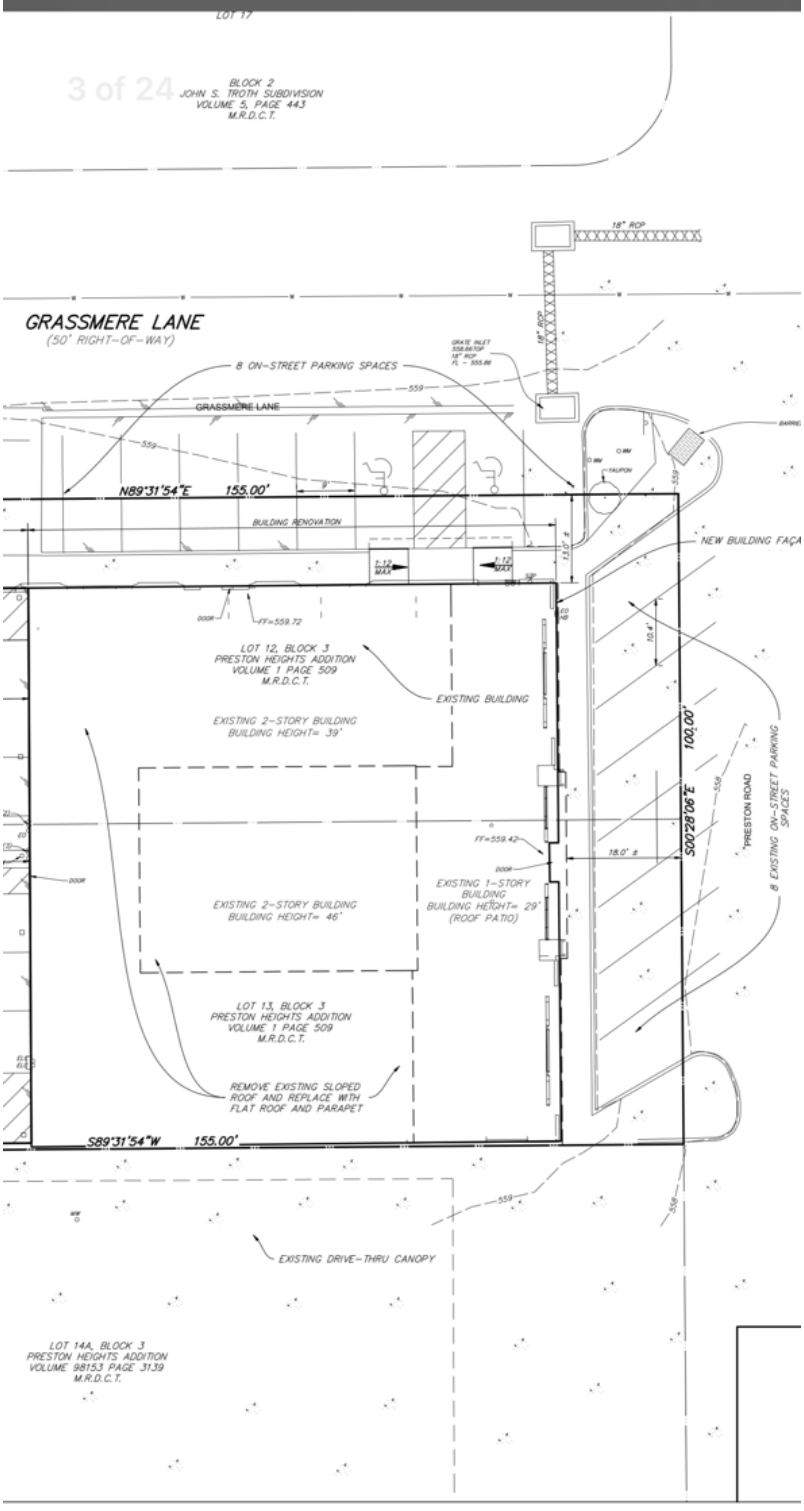
Given many of these issues we still have grave concerns about what impact this has on our asset and its value. Zoning restrictions have been developed by way of comprehensive plan for a reason, and we feel that under its current iteration, the Applicant's asks are an unreasonable deviation from current zoning regulations.

It is our hope that Applicant come back with viable solutions, otherwise, we hope that the commission recommends the project for denial.

Best,

William Pierce Cravens


RESERVED
PARKING
This Parking Lot
Is Strictly Reserved
For 'BOULLE Clients.
Any Other Cars
Will Be Towed Away.
Thank You.



PROPERTY: 4115 Grassmere Ln
OWNER:
WJMP Enterprises LTD
38338 Oak Lawn Ave
Ste 1416
Dallas, TX 75219

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 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: William L. Cravens (WJMP)
(Please Print)

Signature: [signature]

Address: 3838 Oak Lawn #1416
Dallas TX 75219

Comments: No additional building should be built beyond the existing West Building Wall.

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.

Mary Oates

From: Jessica Rees
Sent: Monday, March 10, 2025 8:54 AM
To: Mary Oates
Subject: FW: PZ- 25-002
Attachments: Grassmere zoning objection.pdf; Grassmere zoning.pdf

Jessica Rees, AICP
City of University Park
City Planner
Office: 214.987.5423 | Fax: 214.987.5429
jrees@uptexas.org | web: uptexas.org

From: William Cravens <albamoral@aol.com>
Sent: Monday, March 10, 2025 8:48 AM
To: Jessica Rees <jrees@uptexas.org>
Subject: PZ- 25-002

Dear Ms. Rees,

Dear Members of the University Park Zoning Board:

My name is William Cravens. I reside at 4241 Bordeaux, Dallas, Texas 75205. Our family limited partnership, WJMP enterprises, Ltd., owns the property located at 4115 Grassmere. That property is divided into 3 townhouses clustered together on one lot which we built in 1997. We note that De Boulle Jewelers have filed an application for a one property planned development on their property adjacent to and directly East of our townhomes. We have numerous difficulties regarding the planned expansion of their store with the addition. We have enclosed our notes on pages taken from the applicant's own application. Our concerns are as follows:

1. The proposed addition to the existing structure is proposed to be 2 feet from the existing alley West side of the property at 6821 Preston Road. Currently the rear yard is being used as a flat-lot parking area and that lot is approximately 60 feet back from the alley. The applicant intends to build a structure of 49 feet in height with windows facing West to the East side of our building creating a virtual cavern along the alley running North and South with little sunlight ever hitting on to our property as a result. In addition, the applicant plans to put windows on the rear of his building which will look directly into the kitchens, bedrooms, and bathrooms of the second floor of our units. This is a terrible invasion of privacy and dwarfs our property. Additionally, the applicant intends to put his dumpster enclosure opening to the alley easily visible from the front doors of our units. See applicants exhibits attached numbered 1, 2, 3, 4 and 8.

2. The applicant is proposing onsite and street parking for the existing building and new addition reducing the number of current parking spaces, both onsite and street, from the existing 35 to 29. Retail use for the entire building would generate a requirement of 1 space per 200 sq of retail use or a total parking requirement of 83 parking spaces (16,552 sf /200). From all appearances, a

significant amount of the floor space on the second level would be retail, ie., Patek Philippe, H & H, Gallery area, event room, and shared patios. Therefore, only approximately 4535 sf of the 9652 second floor space will be devoted to office at a parking ratio of 1 parking space to each 300 sq ft of office space or 15 spaces leaving the balance as retail at 1 space to 200 sq ft for a total of 60 retail parking spaces. Grand total of revised required parking spaces is 75 spaces. The applicant is proposing 38% (29 spaces) of the zoning required spaces . Parking requirements are calculated on use; not zoning. See applicant's exhibit numbered 5. It is interesting to note that the current number of employees does not change.

3. The applicant has provided you with a chart indicating a 2 foot rear yard set back. That chart also indicates that rear setbacks for General Retail are 12.5 feet for buildings up to 40 feet in height. The total height of the proposed building expansion is 49 feet. If the addition is to be used as office space rather than retail and the building is over 40 feet high. The UP Zoning ordinance indicates that the rear setback would be calculated at 1 ft per 2 ft of building height or 50 feet whichever is less. That calculation would bring us to a rear setback of 24.5 ft. (49 ft building height/2.). The maximum height of a building under General Retail Zoning is 40 Ft. See applicant's exhibits numbered 5, 6 and 7.

For these reasons and many more, we are opposed to the proposed use of this property as indicated. The turning radius coming into and out of the alley which is our tenants only access to parking is compromised by the addition. Traffic is very difficult on Grassmere. It is a narrow, residential street and the residents are required to have stickers on their cars to park on the street during school days. We have enough traffic and at some points in the day, regular delivery trucks cannot travel down the street for deliveries. The parking directly in front of our building a no parking zone to allow vehicles to make the turn into the alley to the South of Grassmere. I find it difficult to imagine trash trucks or fire trucks being able to maneuver the alley with only 2 feet of clearance---which means they will simply rut up the grass on our side creating an unsightly muddy mess. Please note the enclosed pictures of the alley between our properties. The power poles on the East side of our property are approximately the height of the proposed addition and are set close to the alley. I have seen nothing indicating where the proposed project will stage not to mention where construction workers will park as well. Any closure of this alley will inhibit our tenants from gaining access to their garages. It seems highly inappropriate for a PD to be created for one property and this proposed PD would greatly exceed zoning maximums. Allowing parking the property for 38% of zoning requirements puts an unrealistic burden on the neighbors and neighborhood. Although architecturally appealing, the project is not well thought out and we are appalled that the applicant never contacted the owners of the property most significantly impacted by their proposed actions. The value of our property will be significantly diminished by proposed building expansion and presents an undeserved burden to our property. **Please turn down this application.**

William L. Cravens

East from HP High school during Spring Break

Alley looking South from Grassmere

Power pole approximate height of proposed building

Alley looking North

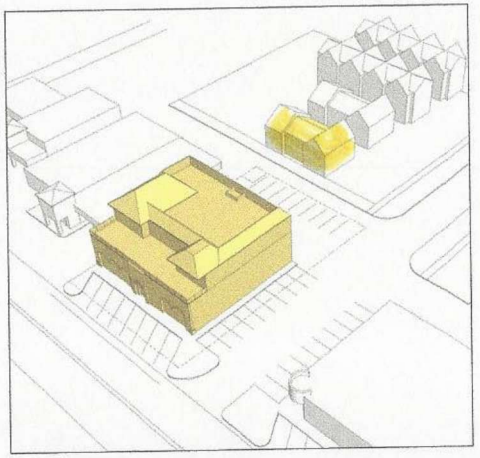
No parking in front of 4115 Grassmere

EXISTING CONDITIONS

4115 Grassmere

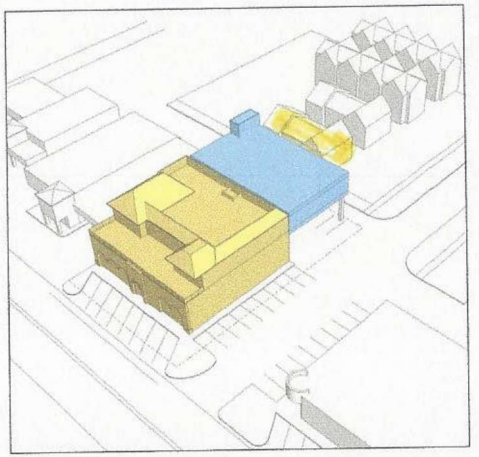
(2)

DIAGRAM - **CONSTRUCTION SEQUENCE**



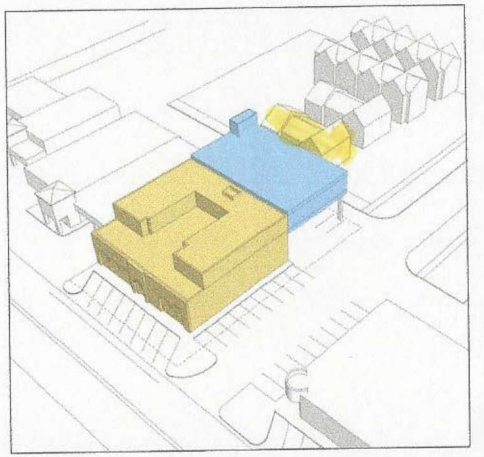
1 EXISTING BUILDING

LEVEL 2 5,117 SF
LEVEL 1 6,900 SF
TOTAL 12,017 SF

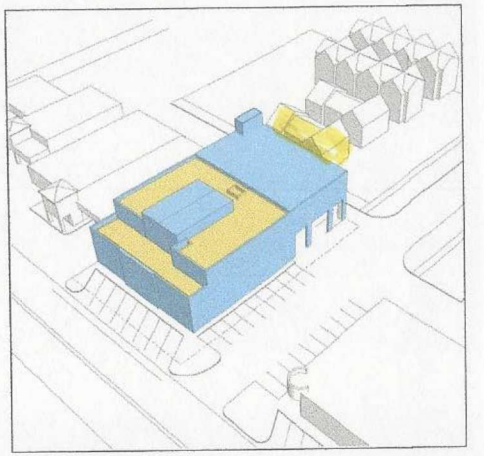


2 EXPANSION

LEVEL 2 EXPASION 4,535 SF



3 DEMOLITION



4 FACADE AND ROOF RENOVATIONS

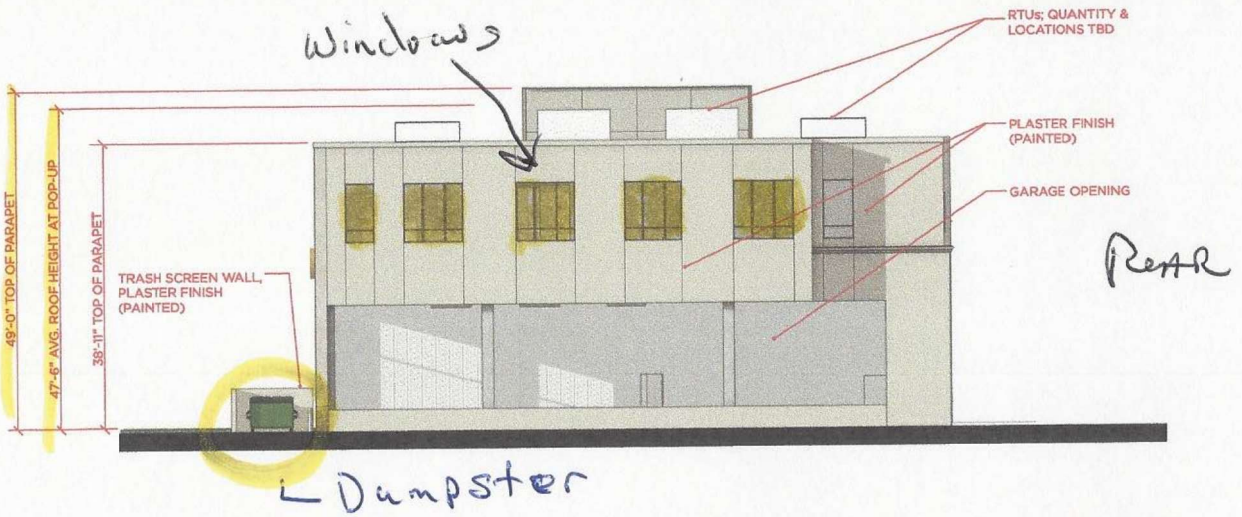
LEVEL 2 9,652 SF
LEVEL 1 6,900 SF
TOTAL 16,552 SF

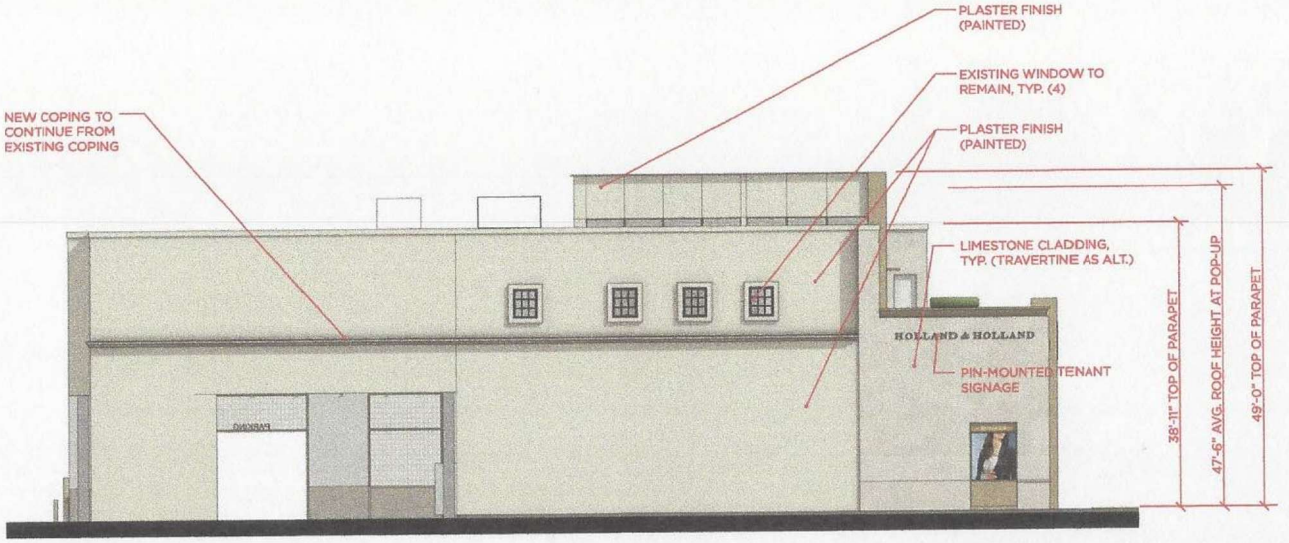
(3)

AERIAL VIEW

(4)

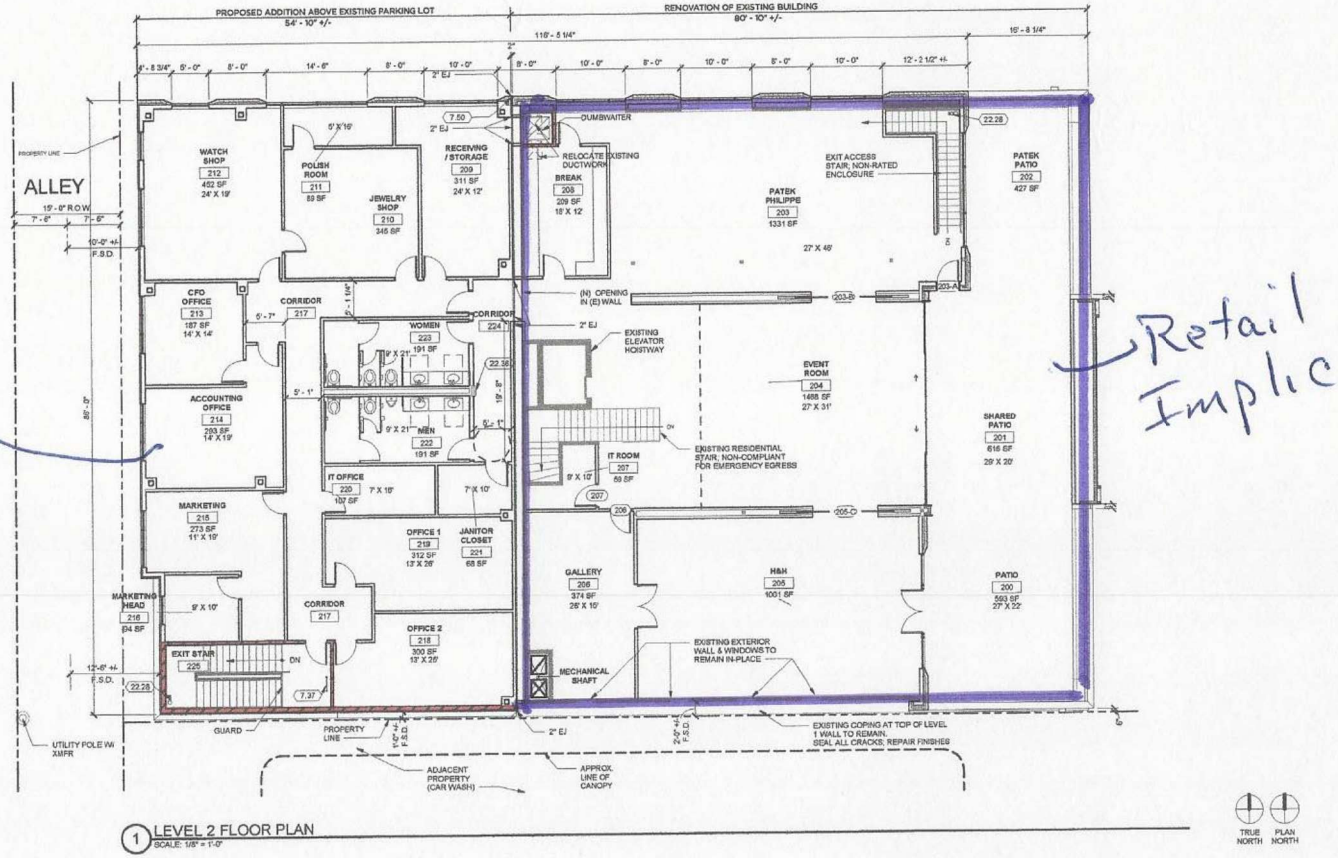
ELEVATIONS





1/8"=1'0"

FLOOR PLAN - **PROPOSED LEVEL 2**



1 LEVEL 2 FLOOR PLAN
SCALE: 1/8" = 1'-0"

OFFICE USE

Retail Implications

§ 3.1 The Districts.

The commercial zoning districts are listed in Table 3-1. When the provisions of this zoning ordinance refer to "commercial" districts they are referring to these districts as well as the RC and SC districts, which are included in Section 4.1 and [Section 4.2].

Table 3-1: Commercial Districts

District Name	Map Symbol
Office - 1	O-1
Office - 2	O-2
General Retail	GR
Commercial	C

Note: See Section 4.1 and Section 4.2 for regulations governing "Park Cities Plaza" and "Preston Center East."

(Ordinance 18/038 adopted 1/6/18; Ordinance 20-018 adopted 10/6/20)

§ 3.2 Uses.

Uses are allowed in commercial districts in accordance with Table 5-1.

(Ordinance 18/038 adopted 1/6/18; Ordinance 20-018 adopted 10/6/20)

§ 3.3 Lot and Building Regulations.

The lot and building regulations of Table 3-2 apply to all lots and buildings in commercial districts.

Table 3-2: Commercial District Lot and Building Regulations

Regulation	O-1	O-2	GR	C
Minimum Lot Area (sq. ft.)	5,000	5,000	5,000	5,000
Minimum Lot Width (ft.)	50	50	50	50
Minimum Lot Depth (ft.)	100	100	100	100
Maximum Floor Area Ratio (FAR)	4.0	4.0	1.5[1]	N/A
Max. Impermeable Cover. (% of lot area)	90	90	90	90
Minimum Setbacks (ft)				
Front	50% of the height of the building from the center-line of the street or 25 ft. from the front lot line, whichever is less		None [2]	Same as required in O-1 and O-2 [2]
Street Side	10 ft. plus 1 ft. of additional setback for each 2 ft. of building height above 40 ft		0/10 ft when rear lot line abuts SF [2]	[2]

Interior Side	0[3]	0[3]	0[3]	0
Rear				
Buildings up to 40 feet in height	10 ft. or 20 ft. from center-line of alley, whichever is greater		12.5	12.5
Buildings more than 40 feet in height	1 ft. per 2 ft. of building height or 50 ft. whichever is less		NA	12.5
Maximum Height (ft.)	200	60	40[4]	55

[1] Applies to portions of building above grade. Maximum FAR of 1.83 applies to buildings with basement occupied by retail use.

[2] Gasoline pump islands must be set back at least 18 feet from front and street side lot lines.

[3] Lots abutting an SF district must provide an interior side setback equal to that required in the abutting SF district or 10 feet, whichever is less, provided that lots less than 50 feet in width are exempt from this requirement.

[4] Air-conditioning equipment, cooling towers, chimneys, radio and television antennae and vent stacks may be extended up to 10 feet above maximum district height limit.

(Ordinance 18/038 adopted 1/6/18; Ordinance 20-018 adopted 10/6/20)

§ 3.4 Additional Regulations.

3.4.1 Fences. Fences are prohibited in rear yards of O-1 and O-2 districts abutting alleys. See also Article 8 for additional regulations governing fences.

3.4.2 Mechanical Equipment.

A. Air-conditioning compressors, cooling towers, swimming pool equipment and similar accessory mechanical equipment must be installed at grade. Such equipment may not be located within the front yard and must be set back at least 5 feet from side lot lines and at least 3 feet from the rear lot line.

B. When such equipment is located in the street side yard of a corner lot, or in the front half of any lot, it must be completely screened from view of the street by fence, wall, or dense vegetative screening.

C. In the C district, parapet walls no more than 10 feet in height must shield any roof-mounted mechanical equipment from view at ground level.

3.4.3 Outdoor Storage and Display. Goods, wares and merchandise offered for sale in GR and C districts may not be displayed or stored outside of a building. See Chapter 4, Section 4.01.001 of the Code of Ordinances for Special Event Permit and License Regulations and Chapter 4, Section 4.01.002 for regulations regarding Christmas tree lots.

(Ordinance 18/038 adopted 1/6/18; Ordinance 20-018 adopted 10/6/20)

From: William Cravens <albamoral@aol.com>
Sent: Wednesday, May 7, 2025 4:47 PM
To: Jessica Rees <jrees@uptexas.org>
Cc: Pierce Cravens <piercecravens@gmail.com>; Janis Cravens <sflower13@aol.com>
Subject: Grassmere and Preston

These are pictures taken about 6 PM and 730 PM last evening May 6, 2025. The same conditions were present the previous week at about the same times. I am having a difficult time understanding why Mr. Boulle claims he does not need the full 1/200 retail ratio. I have several friends who frequent the Preston Road Pharmacy and are frustrated by the lack of parking they have available to them.

Wm. Cravens

See Photos Below:

William Pierce Cravens
4241 Bordeaux Ave.
Dallas, Texas 75205

Planning and Zoning Comission
3800 University Blvd.
University Park, TX 75205

RE: 2025-0502, deBoulle P&Z Request, Letter of Dissent from Owner of 4115 Grassmere

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2. Security measures of structured parking. The structured parking that is contemplated by the Applicant not only is imposing and unattractive, but can create a safety issue. People can easily hide in structured parking lots and it does not create a safe environment for the families and children that live across from it. My wife for example does not feel comfortable with structure parking under any circumstances.

3. Set Back and height. Grassmere is a 2 way street west of Preston. The present set back, or any set back presented by the Applicant as of now, does not provide appropriate turning radius to maintain access to the alley from the east and west on Grassmere. Our grass has enough difficulty growing as it is and further heightened structures will dwarf our property, shielding it from the sun. The property is already imposing and above the allowable height. The Applicant is asking for it to be further out of compliance with zoning ordinances. At prior zoning cases the Applicant has agreed to a sun study, but there has been no movement there either.

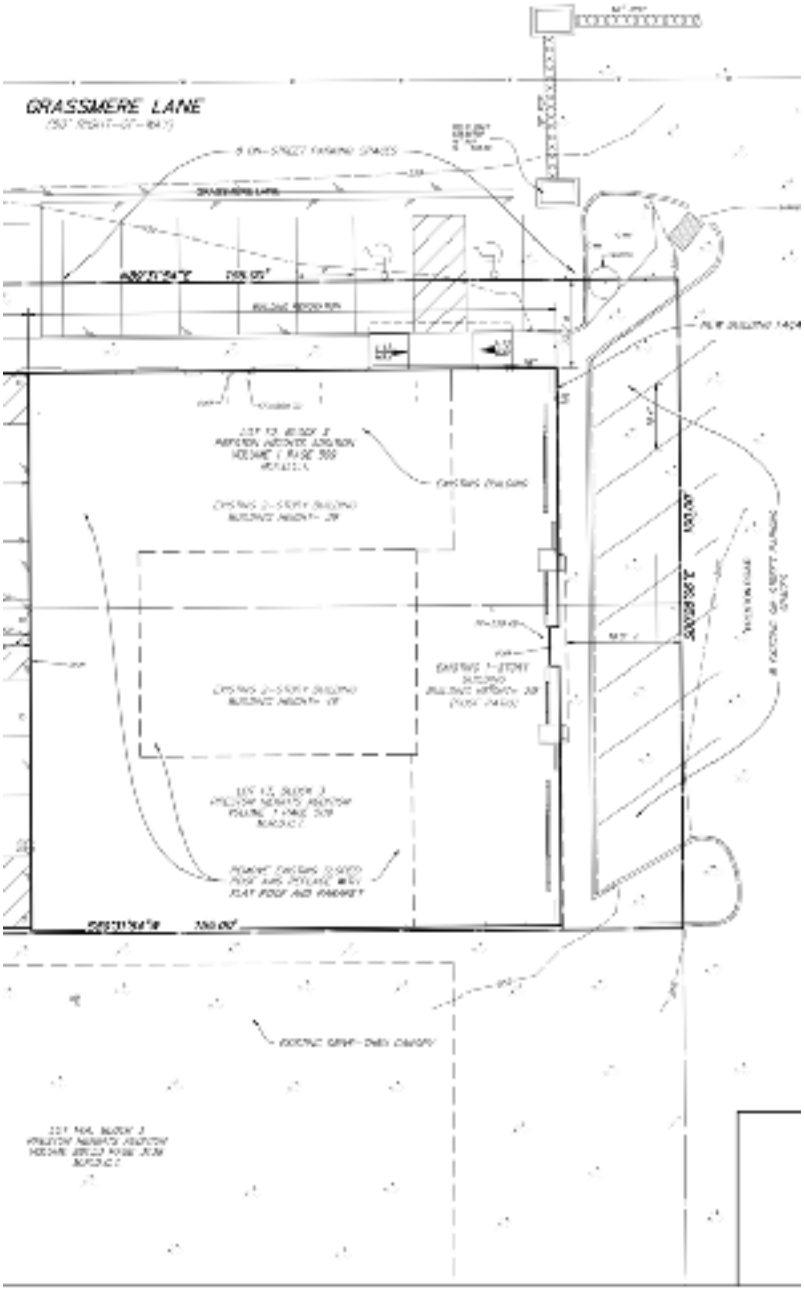
Given many of these issues we still have grave concerns about what impact this has on our asset and its value. Zoning restrictions have been developed by way of comprehensive plan for a reason, and we feel that under its current iteration, the Applicant's asks are an unreasonable deviation from current zoning regulations.

It is our hope that Applicant come back with viable solutions, otherwise, we hope that the commission recommends the project for denial.

Best,

William Pierce Cravens


RESERVED
PARKING
This Parking Lot
Is Strictly Reserved
For 'BOULLE Clients.
Any Other Cars
Will Be Towed Away.
Thank You.



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 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) Hill Hannon

Signature: [signature] Pts: BUP

Address: 4301 Westside

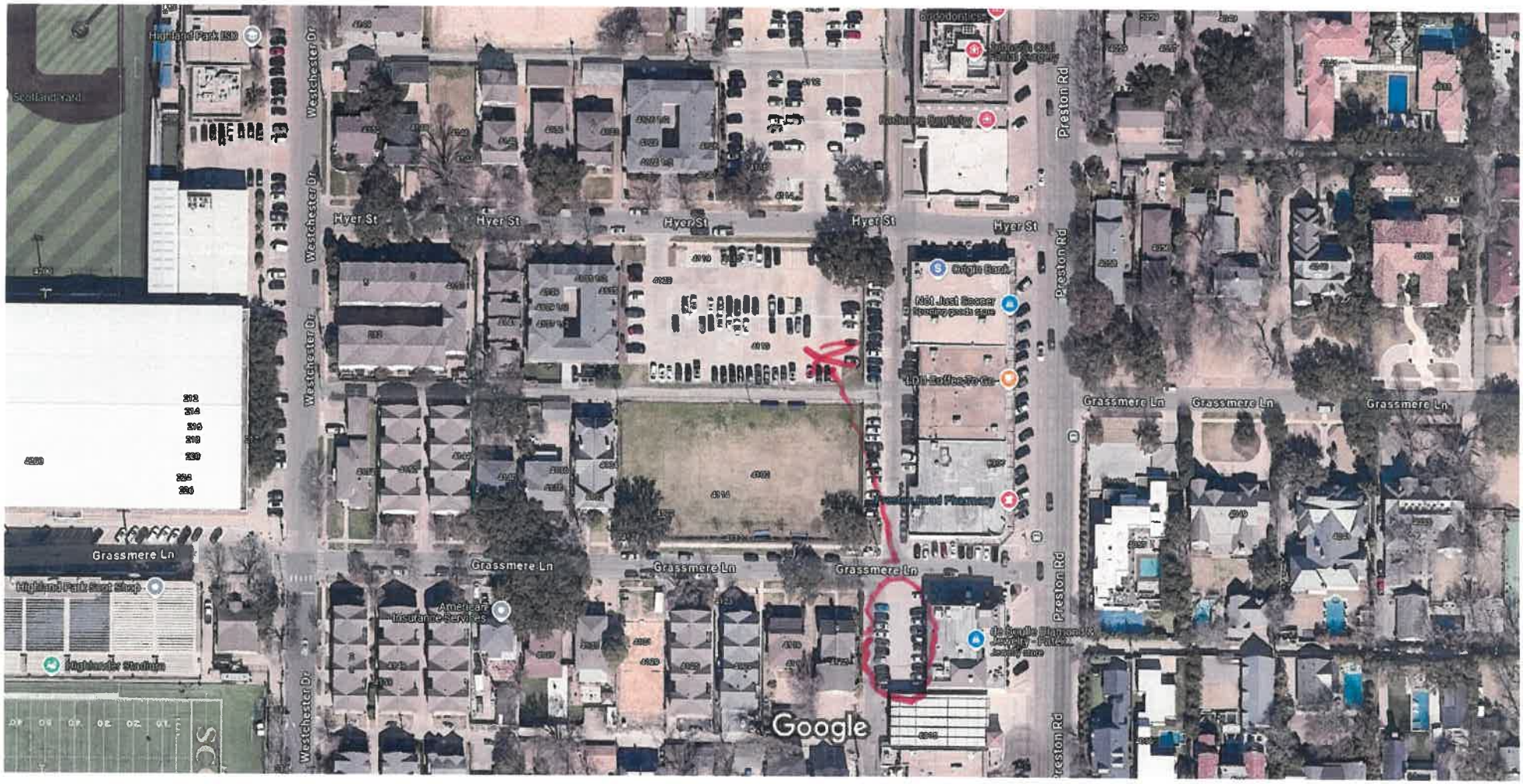
Comments: Parking Issue

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.

Google Maps



Imagery ©2025 Airbus, Maxar Technologies, Map data ©2025 50 ft

Name:Ben and Maygan Steed
Address: 4125 Grassmere Lane, Dallas, TX 75205

Date: May 28, 2025

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

Dear Council Members,

I have become aware of University Park Zoning Case 2025-0502 and cannot support this project as it will cause a severe disruption on Grassmere Lane for a variety of reasons.

1. There is presently significant pressure on the available on-street parking. When a building is proposing additional square footage to be added and for parking to be reduced.
2. The events that are thrown at deBoulle's business are disruptive to our neighborhood, as the valet and the addending guests utilize Grassmere Lane as the first option for parking.
3. The construction of this project, given that there is no set back, removes any parking for the current employees and any workers, as well.
4. The configuration of the garage creates blind corners which would be a safety hazard while traveling East on Grassmere toward Preston road. Cars are unable to turn around within the garage, forcing them to back out onto oncoming traffic.

I am hopeful that Council will deny this project, or call for a substantial redesign.

Sincerely,

Ben and Maygan Steed
4125 Grassmere Lane
Dallas, TX 75205

Name: Patrick Whitaker
Address:4125 Grassmere Ln., #3, Dallas, TX 75205

Date: May 28, 2025

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

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I am hopeful that Council will deny this project, or call for a substantial redesign.

Sincerely,

Patrick Whitaker

Heidi Schaller
4121 Grassmere Lane, Unit 3
Dallas, Texas 75205

May 28, 2025

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

Dear Council Members,

I own 4121 Grassmere Lane, Unit 3. I have become aware of University Park Zoning Case 2025-0502 and cannot support this project as it will cause a severe disruption on Grassmere Lane, disproportionately impacting my property.

I am hopeful that Council will deny this project, or call for a substantial redesign.

Sincerely,

DocuSigned by:
Heidi Schaller
ADCA12D72903407...

Heidi Schaller

4112 Druid, LP
4112 Druid Lane
Dallas, Texas 75205

May 28, 2025

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

Dear Council Members,

I am the owner of the 7 unit property listed above at 4112 Druid Lane. I have become aware of University Park Zoning Case 2025-0502 and oppose this project as it will cause a severe impact my property and the surrounding properties.

I am hopeful that Council will deny this project, or call for a substantial redesign.

Sincerely,

Signed by:

94A6D2D2D6A3419...

Anthony Oliveira and Lulu Cao
4121 Grassmere Lane, Unit 1
Dallas, Texas 75205

May 28, 2025

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

Dear Council Members,

We own 4121 Grassmere Lane, Unit 1. I have become aware of University Park Zoning Case 2025-0502 and cannot support this project as it will cause a severe disruption on Grassmere Lane, disproportionately impacting my property.

I am hopeful that Council will deny this project, or call for a substantial redesign.

Sincerely,

Signed by:
Anthony Oliveira
79F2B2AC865A474...
Anthony Oliveira

Signed by:
Lulu Cao
A19694BD59AA441...
Lulu Cao

Name: Michelle Whitaker
Address:4125 Grassmere Ln., #3, Dallas, TX 75205

Date: May 28, 2025

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

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Sincerely,

Michelle Whitaker

Jeffrey A. Mauser
4133 Grassmere Lane
Dallas, TX 75205

May 28, 2025

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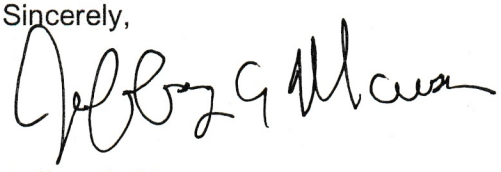

Jeffrey A. Mauser