



de **BOULLE**®

6821 PRESTON RD.

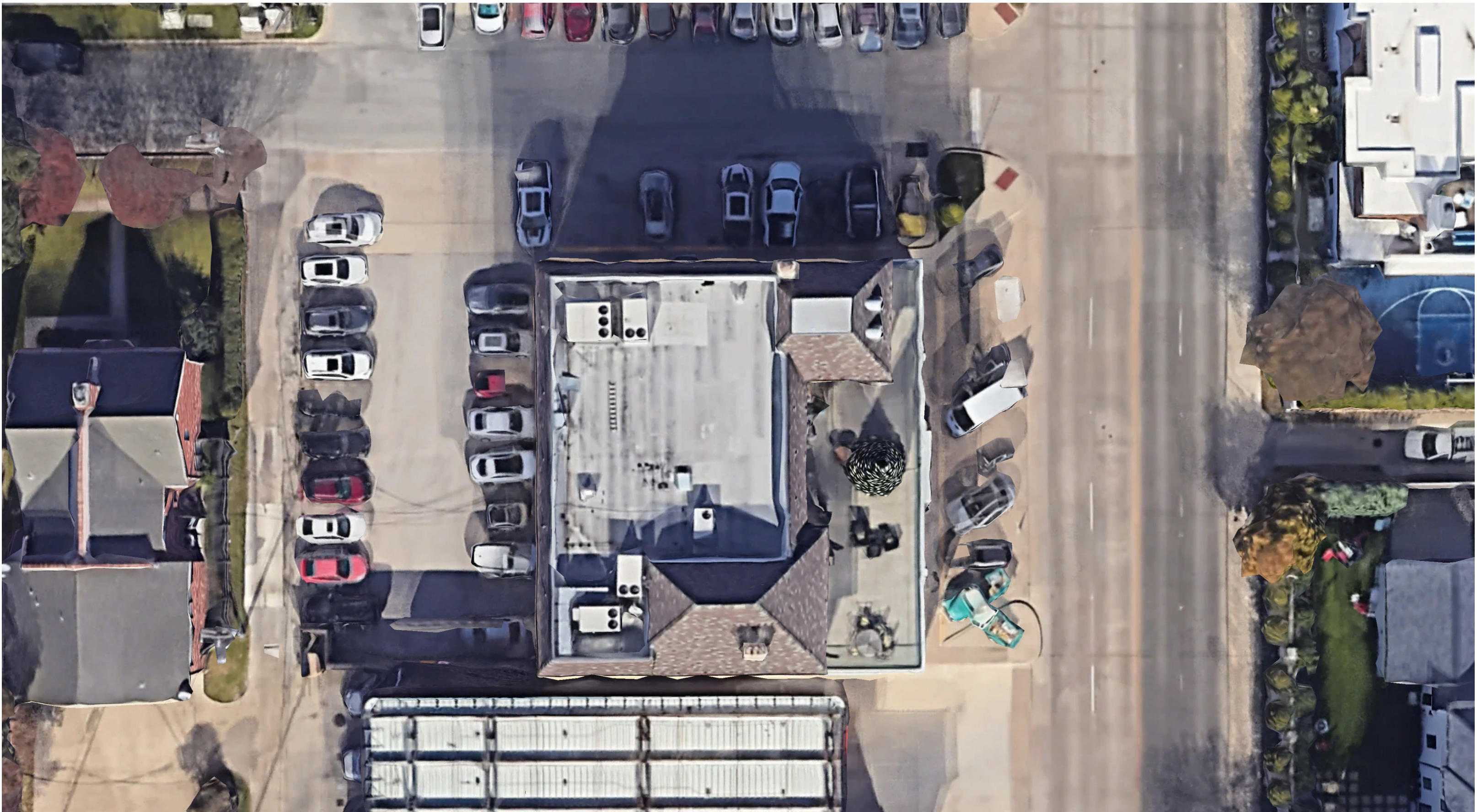
**ZONING PACKAGE**

MAY 2025

OMNIPLAN



EXISTING CONDITIONS



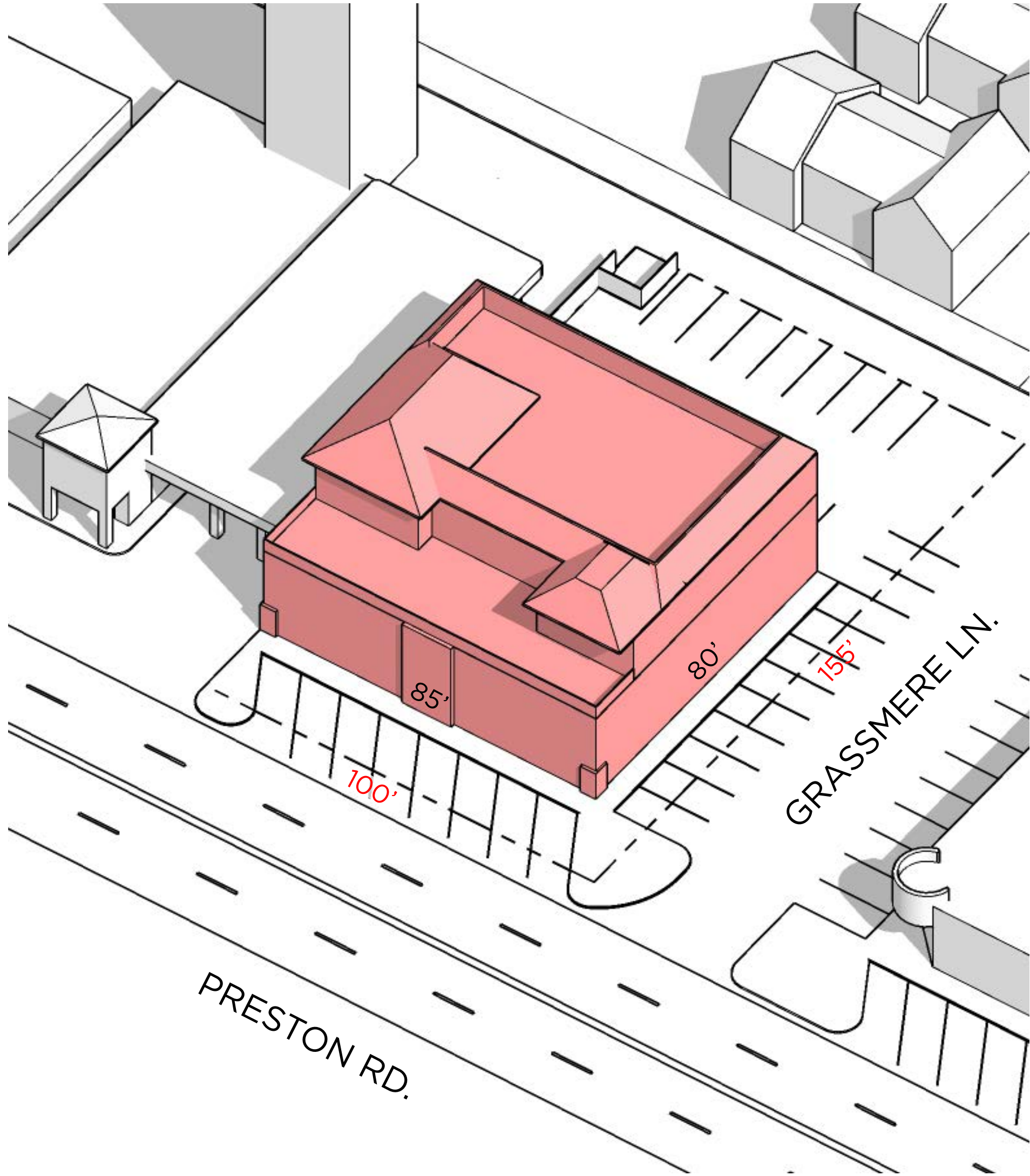


# OMNIPLAN

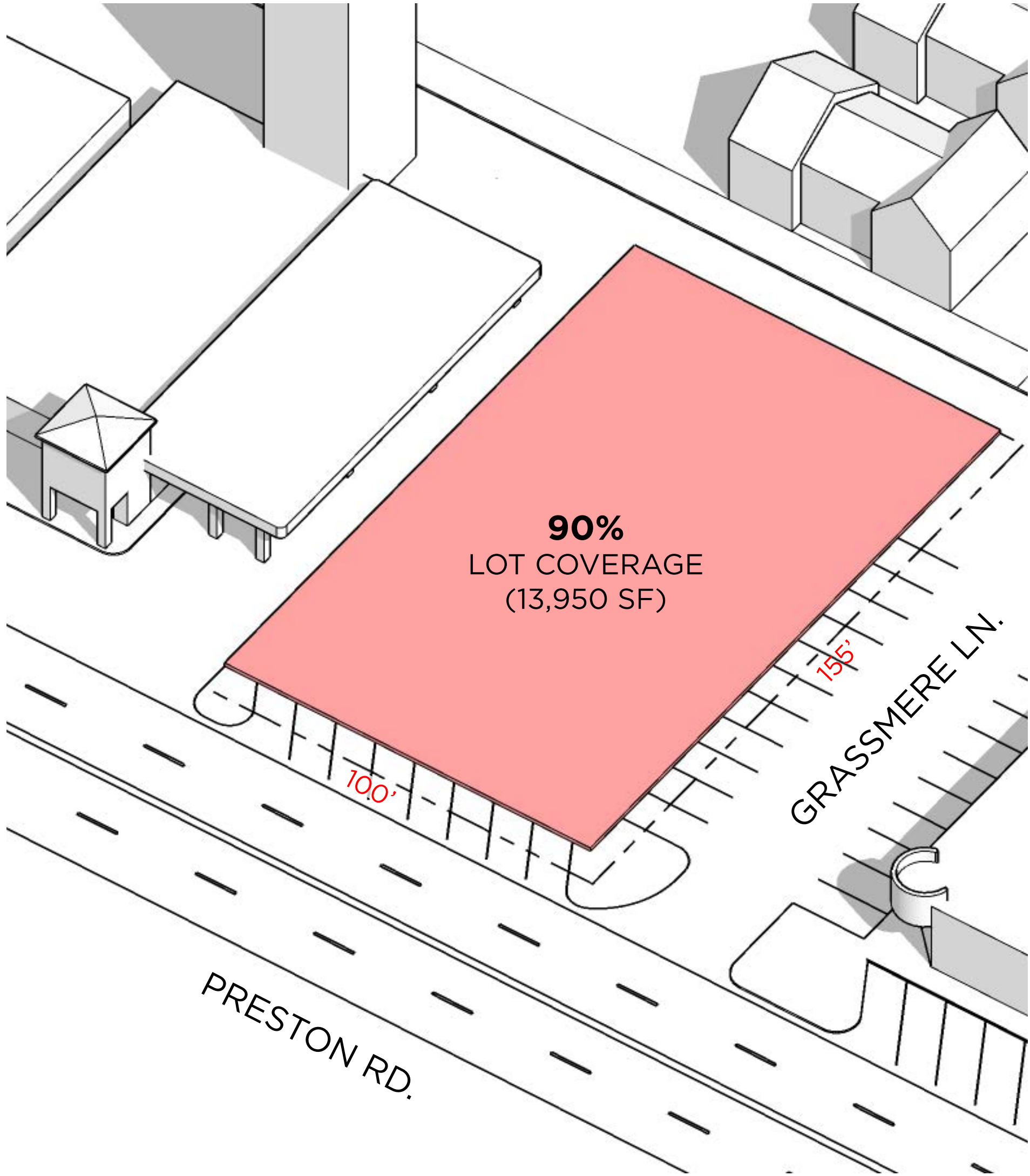




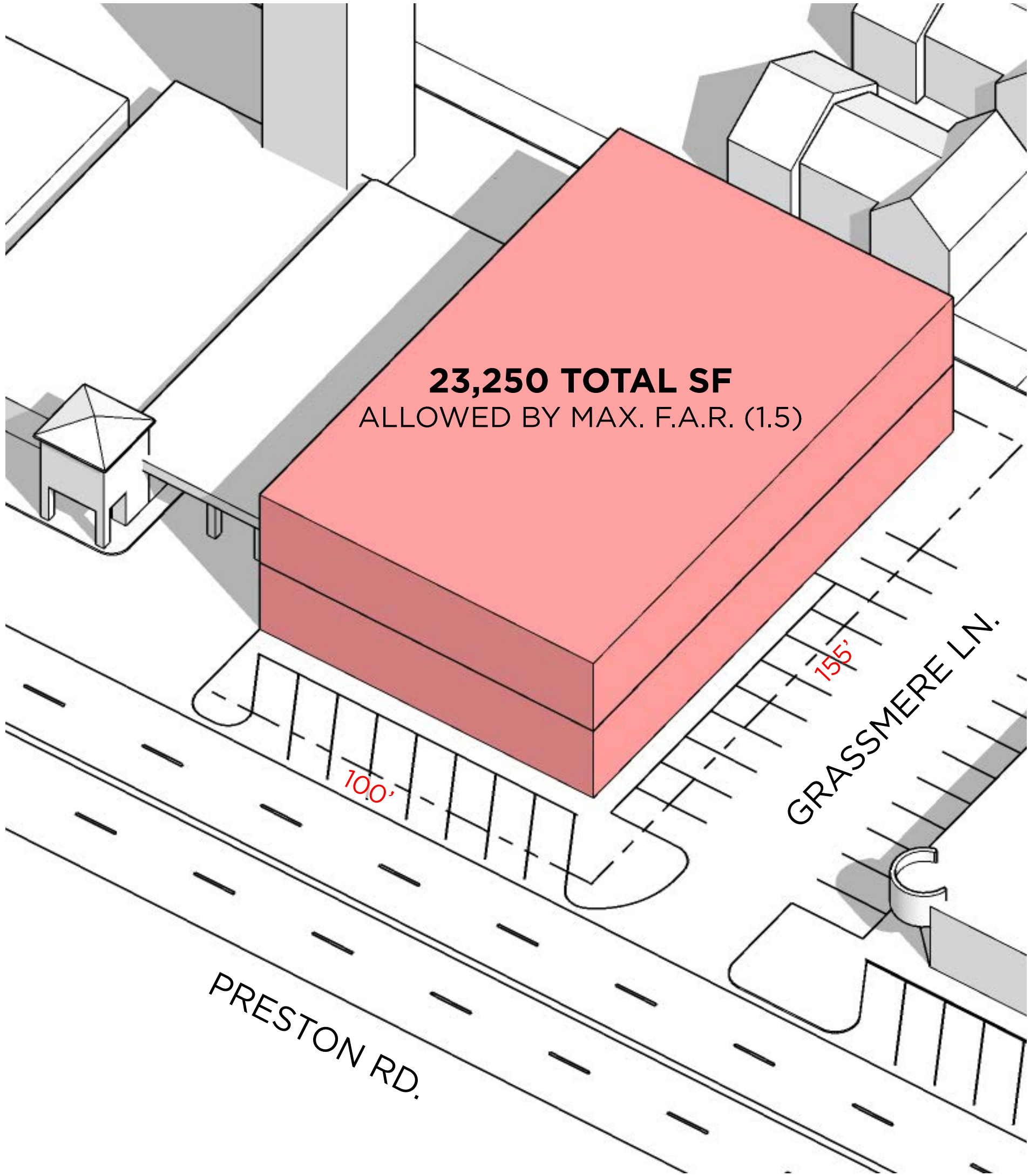
ZONING STUDIES - **CURRENT ZONING**



**EXISTING BUILDING**  
(APPROX. 11,000 SF ON 2 LEVELS)  
18 PARKING SPACES PROVIDED  
17 SURROUNDING PARKING SPACES  
35 TOTAL



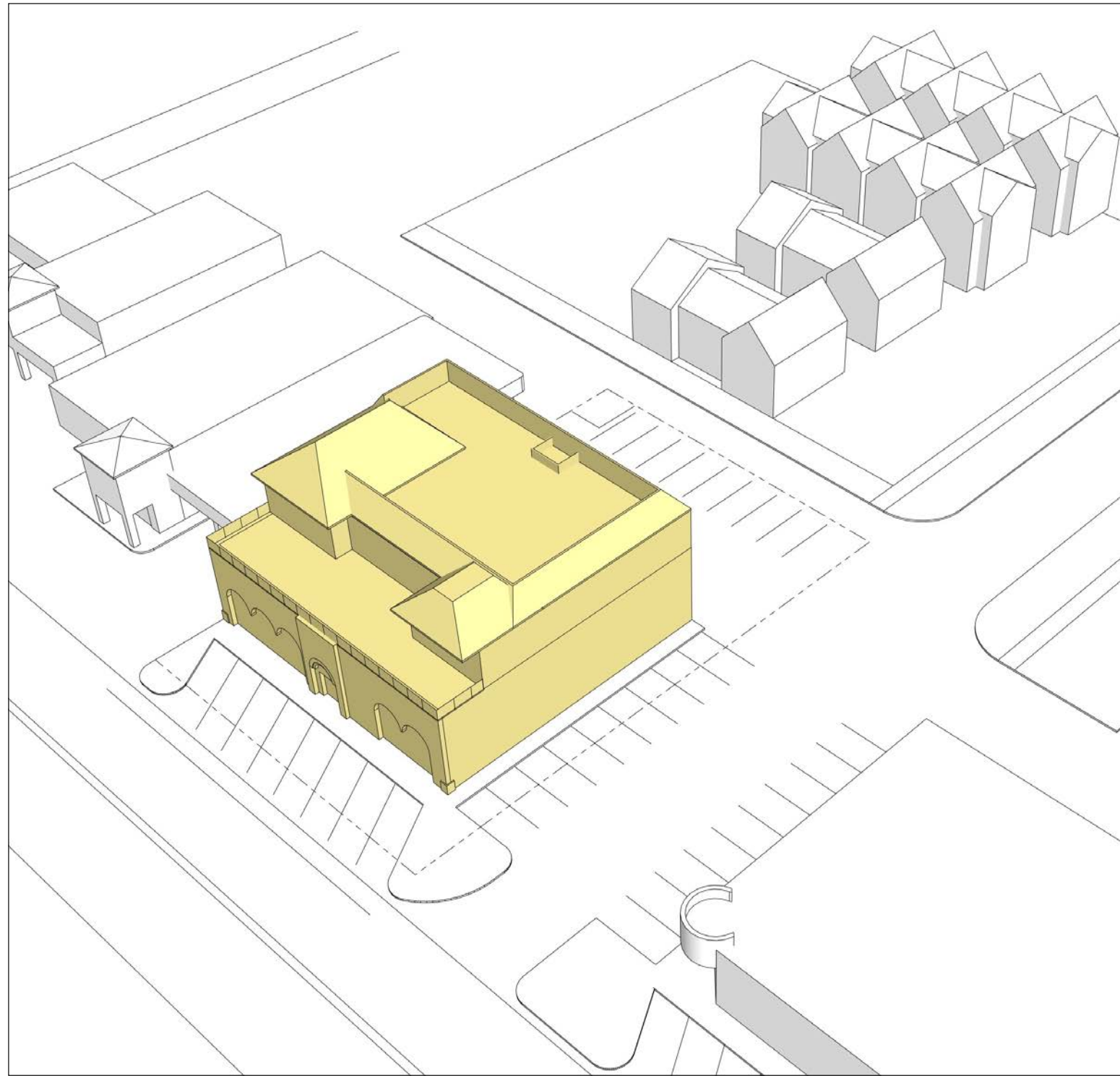
**MAX. LOT COVERAGE = 90%**  
(13,950 SF)  
LOT = 15,500 SF



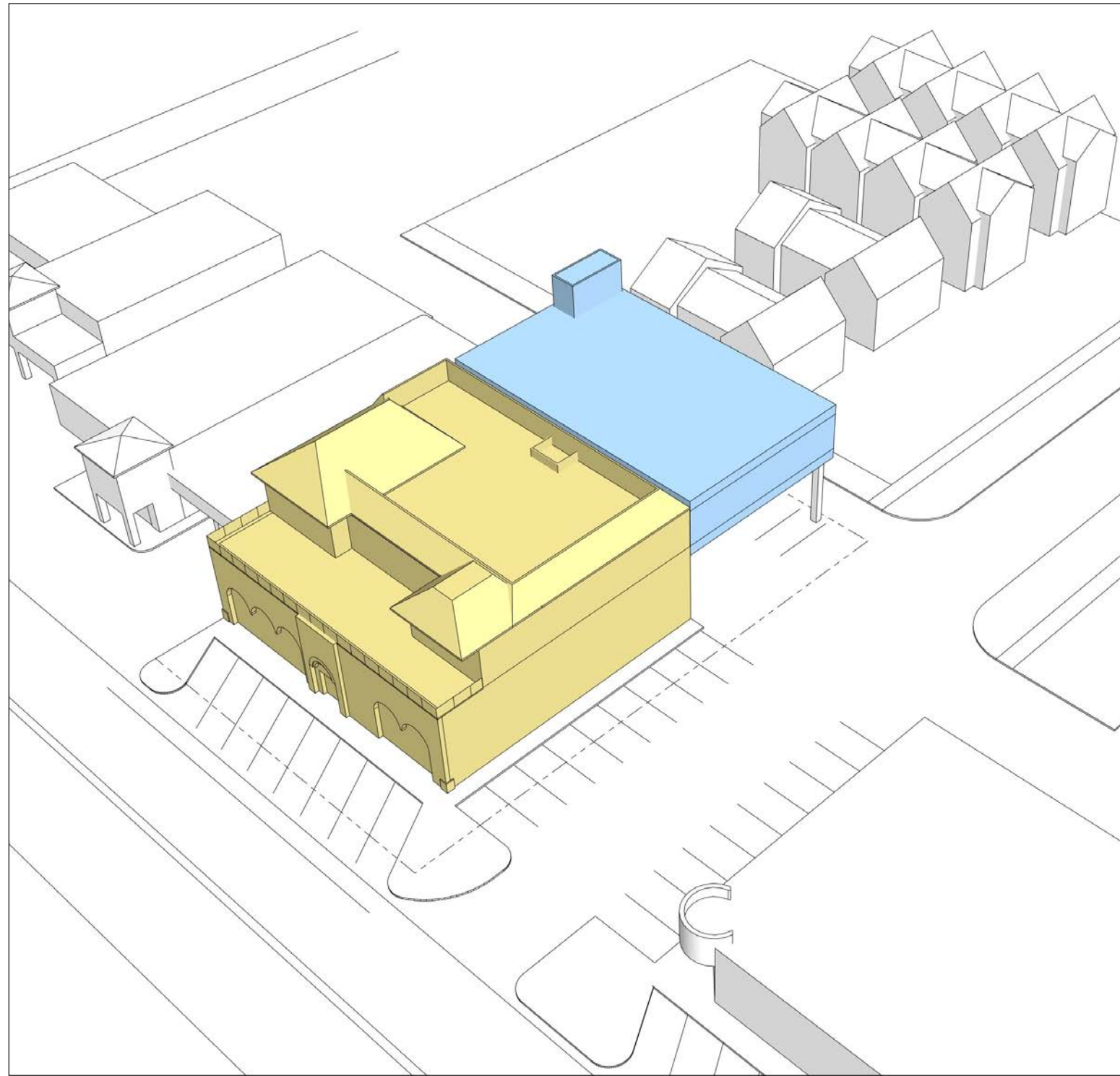
**MAX. FLOOR AREA RATIO (F.A.R.) = 1.5**  
(23,250 SF)  
LOT = 15,500 SF



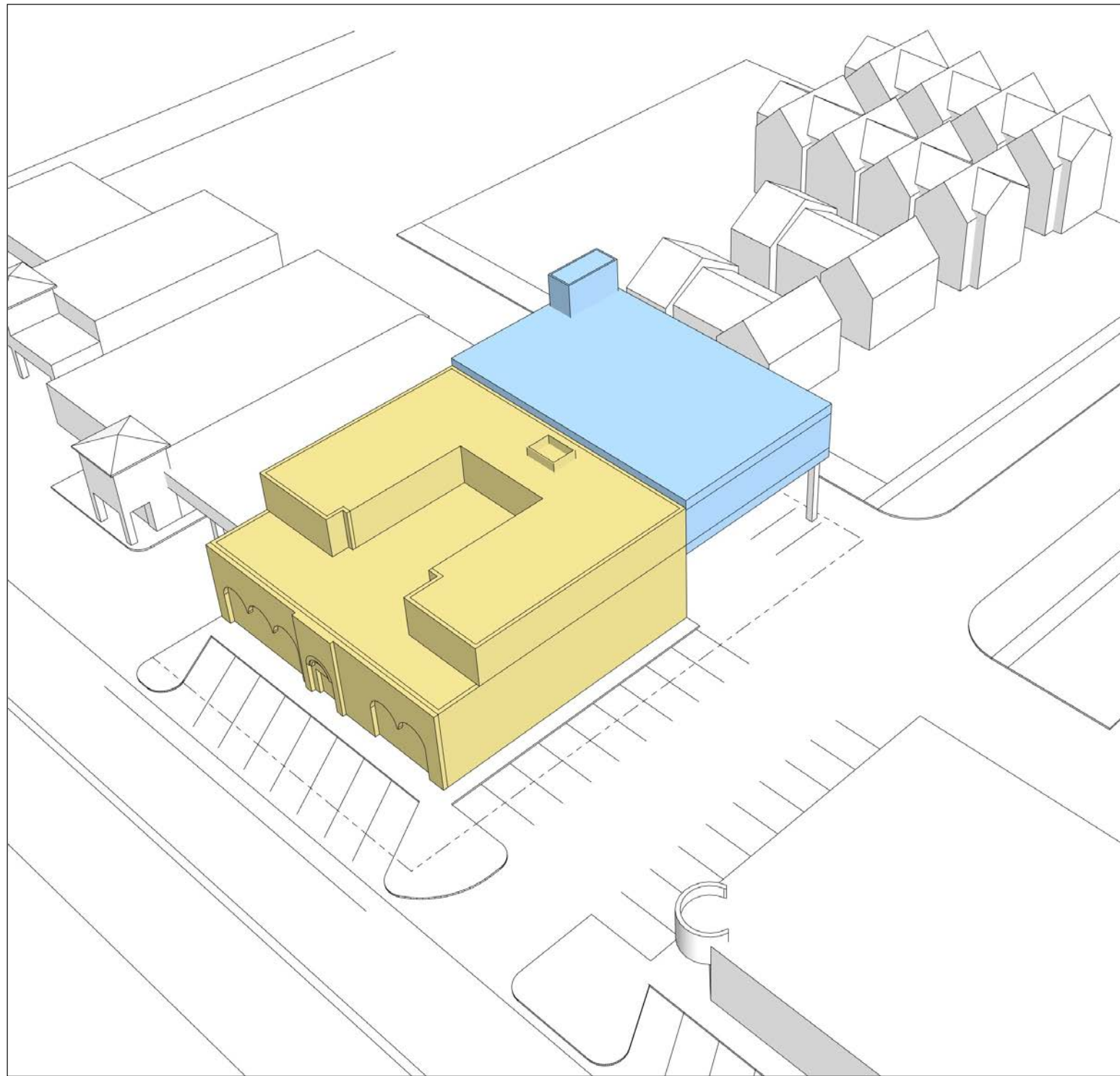
DIAGRAM - **CONSTRUCTION SEQUENCE**



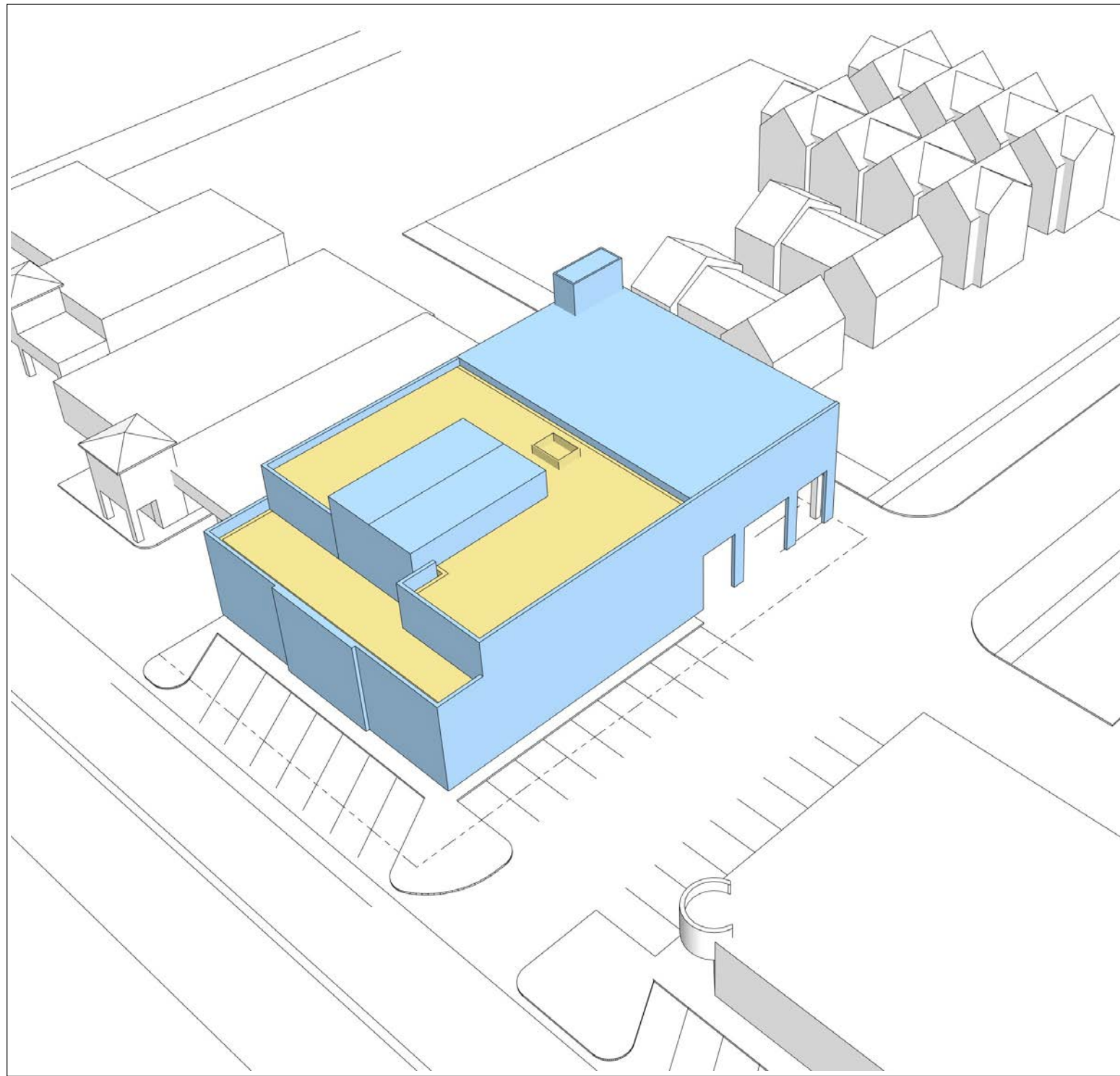
**1 EXISTING BUILDING**



**2 EXPANSION**



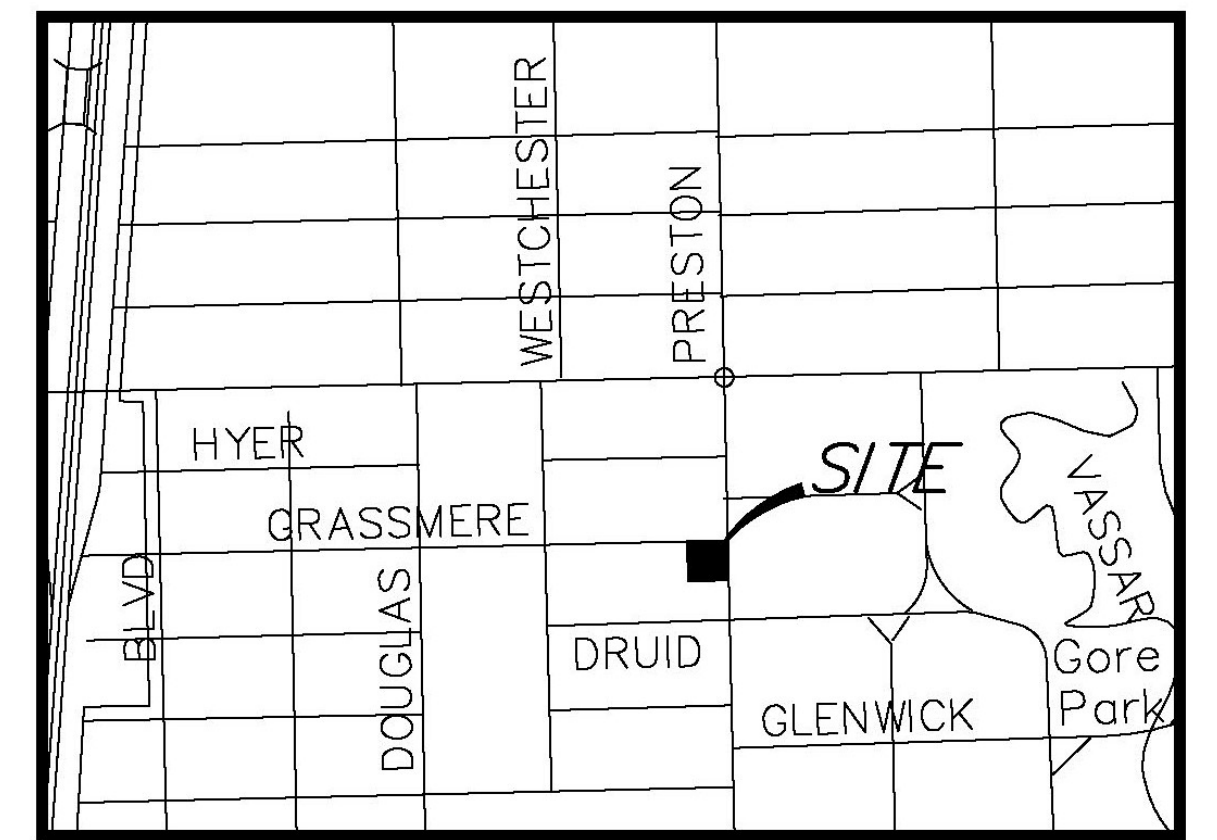
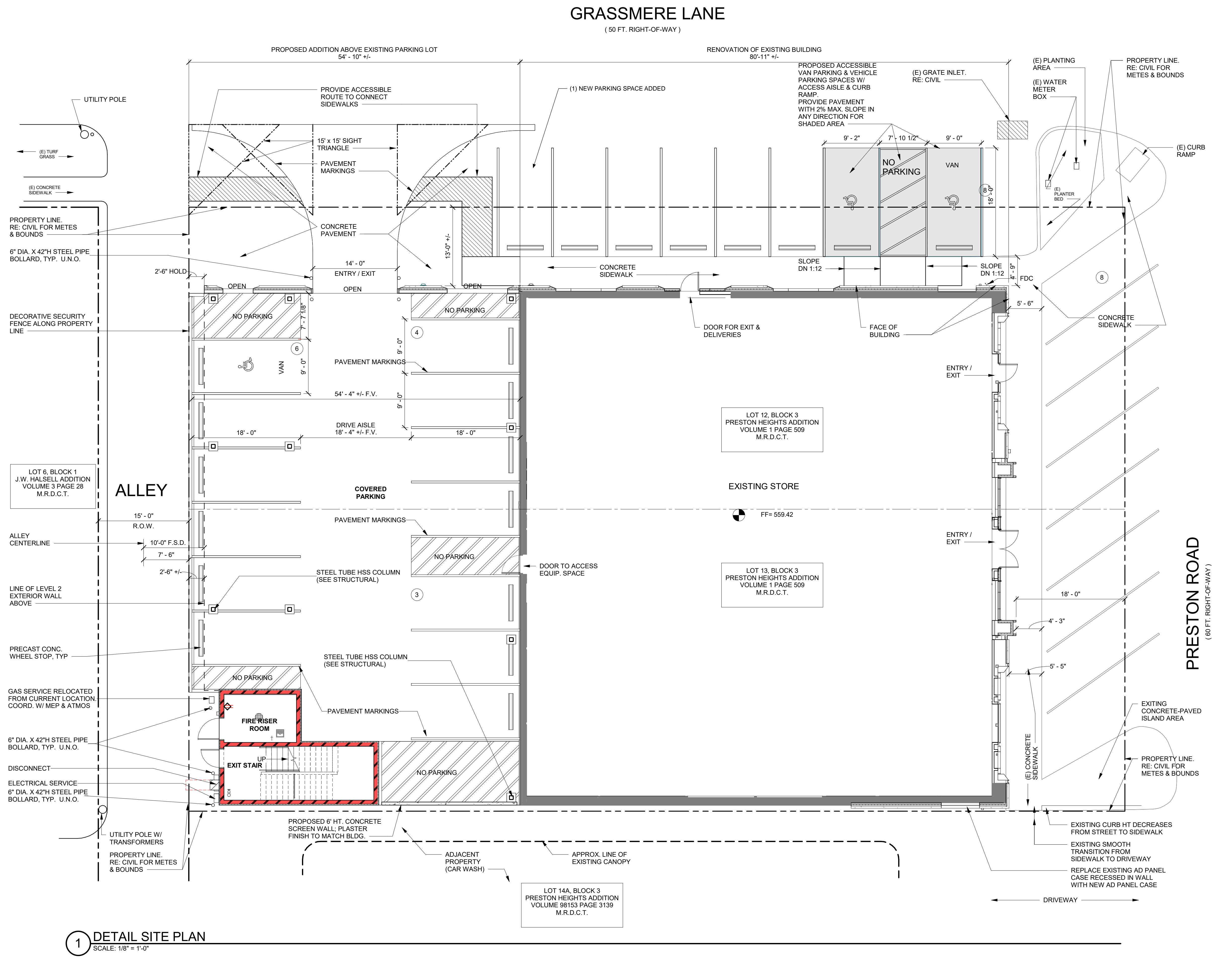
**3 DEMOLITION**



**4 FACADE AND ROOF RENOVATIONS**



## DETAIL SITE PLAN



VICINITY MAP  
NOT TO SCALE

LOT AREA = 15,500 SF  
MAX. BUILDING HEIGHT = 49'  
EXISTING 1ST FLOOR = 6,900 SF  
EXISTING 2ND FLOOR = 4,245 SF  
PROPOSED 1ST FLOOR = 7,296 SF  
PROPOSED 2ND FLOOR = 10,972 SF

PROPOSED TOTAL FLOOR AREA = 18,268 SF

PARKING RATIO REQUIRED:  
BUSINESS OR PROFESSIONAL OFFICE 1:300 SF  
9,598 SF / 300 = 32 SPACES

RETAIL SALES 1:200 SF  
6,645 SF / 200 = 34 SPACES

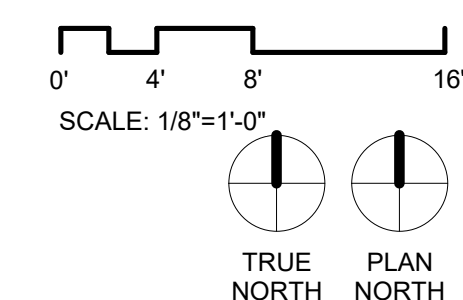
PARKING REQUIRED:  
32 + 34 = 66 SPACES

PARKING PROVIDED ON-SITE: 13 SPACES  
TOTAL SURROUNDING PARKING: 17 SPACES

TOTAL PARKING: 30 SPACES

PER UNIVERSITY PARK'S MUNICIPAL CODE, 90% IMPERMEABLE COVERAGE IS REQUIRED. EXISTING DEVELOPMENT IS 100% IMPERMEABLE, NO CHANGE.

PROPOSED					
	RETAIL	OFFICE	OPEN GARAGE	ROOF TERRACE	TOTAL
LEVEL 2	1,412 SF	7,931 SF		1,629 SF	10,972 SF
LEVEL 1	5,233 SF	1,667 SF	396 SF		7,296 SF
<b>TOTAL</b>	<b>6,645 SF</b>	<b>9,598 SF</b>	<b>396 SF</b>	<b>1,629 SF</b>	<b>18,268 SF</b>





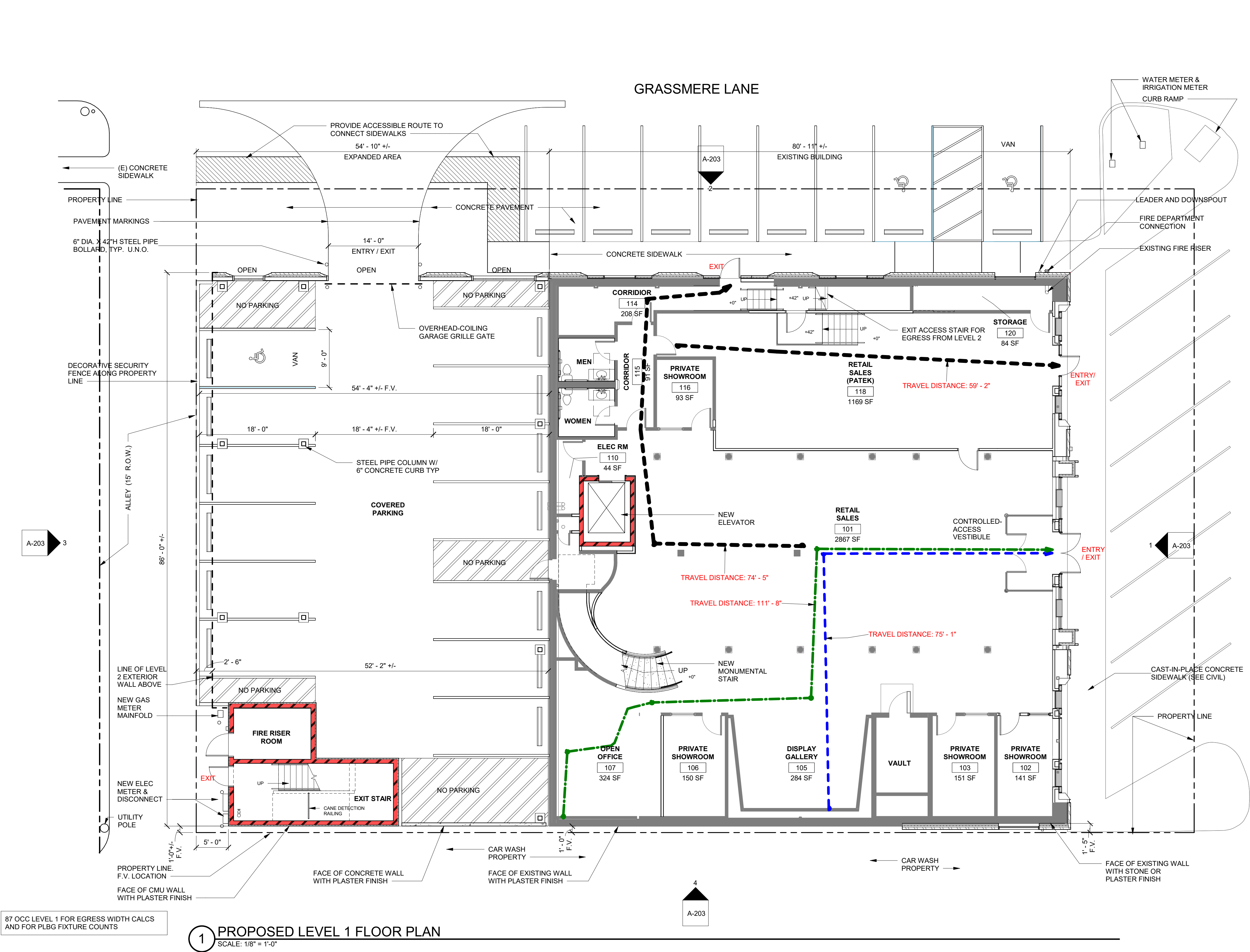
UPDATED ZONING CHART

Item	Required / Permitted	Existing	Proposed
Zoning District	GR – General Retail	GR – General Retail	PD
Current Use	Retail	Jewelry Store	Jewelry Store
Minimum Lot Area	5,000 sf	15,500 sf	15,500 sf
Lot Coverage	N/A	100%	100%
Building Area (SF)	23,250 sf (permitted at 1.5 to 1 FAR)	12,017 sf	18,268 sf
Maximum Building Height (feet)	40' (4 stories)	50" (2 stories)	47' (2 stories)
Setbacks – Front	N/A	18.9'	18.0'
Building Height Range	N/A	28' to 50'	28' to 47'
Setbacks – Sides	0'	0'	0'
Setbacks – Rear	Building up to 40 feet in height: 12.5 sf	12.5 sf Exiting parking lot	2'-6"
Setbacks- Street Side	0/10 ft when rear lot line abuts SF	13.6'	13.0'
Setbacks- Interior Side	0'	0'	0'
Private Parking	1/300 sf: Office: 32 required 1/200 sf: Retail: 34 Required <b>66 Spaces Total</b>	18	13
Street Parking	N/A	17	17
Employees	N/A	25	25

Density Restrictions			
Minimum Lot Depth	100	155	155
Minimum Lot Width	50	100	100
Landscape	Max. Impermeable Coverage 90%	Existing Coverage 100%	Proposed Coverage 100%
Building Levels			
Level 1: Retail/Office/Exit Stair/ Fire Riser Room	7,296 sf		
Level 2: Office/Retail & Exhibit Gallery/Storage/Jewelry Repair	6,472 sf		
Level 2 Expansion: Office Space	4,500 sf		
Façade and Roof Renovations			
Level 1	7,296 sf		
Level 2	10,972 sf		
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FLOOR PLAN - LEVEL 1



SYMBOLS LEGEND

ROOM

101

150 SF

ROOM NAME

ROOM NUMBER

ROOM SQUARE FOOTAGE

ROOM IDENTIFIER

PATH OF TRAVEL

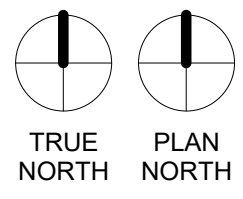
PATH OF TRAVEL

BUILDING CODE HIGHLIGHTS

- ADDRESS:**  
6821 Preston Road  
University Park, Texas 75205
- ZONING:**  
PLANNED DEVELOPMENT (PD)
- 1. SCOPE OF WORK:**  
RENOVATION AND ADDITION OF AN EXISTING 2-STORY MASONRY AND STEEL BUILDING CONSISTING OF MERCANTILE, ASSEMBLY AND BUSINESS OCCUPANCIES WITH ON-SITE PARKING. PROVIDE EXTERIOR SITE & BUILDING LIGHTING, BUILDING HVAC SYSTEMS, MODIFIED EXISTING ELECTRIC SERVICE, AUTOMATIC FIRE SPRINKLER SYSTEM INCLUDING A FIRE ALARM SYSTEM WITH EMERGENCY VOICE / ALARM NOTIFICATION TO PROVIDE COMPLETE COVERAGE THROUGHOUT THE ENTIRE BUILDING.
- 2. BUILDING CONSTRUCTION TYPE:**  
THE BUILDING IS CLASSIFIED AS TYPE V-B (IBC 602.5); PROTECTED BY AN AUTOMATIC SPRINKLER SYSTEM THROUGHOUT. PERIMETER FIRE SEPARATION DISTANCE OF BUILDING EXCEEDS 30 FEET ALONG NORTH & EAST PROPERTY LINES; 10 FT FROM ALLEY PUBLIC R.O.W. CENTERLINE ALONG WEST PROPERTY LINE; 1 FT +/- ALONG SOUTH PROPERTY LINE.
- 3. CORRIDOR FIRE-RESISTANCE RATING (IBC TABLE 1020.2)**  
OCCUPANCY: A,B,M,S, w/ SPRINKLER SYSTEM 0 HOURS
- 4. INTERIOR EXIT STAIRS (IBC 1023)**  
INTERIOR EXIT STAIRS SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN AS A MEANS OF EGRESS AND A CIRCULATION PATH. INTERIOR EXIT STAIRS SHALL BE ENCLOSED WITH FIRE BARRIERS CONSTRUCTED IN ACCORDANCE WITH IBC 707 OR HORIZONTAL ASSEMBLIES IN ACCORDANCE WITH IBC 711, OR BOTH. EXIT ENCLOSURES SHALL HAVE FIRE-RESISTANCE RATING OF NOT LESS THAN 2 HOURS WHERE CONNECTING 4 STORIES OR MORE AND NOT LESS THAN 1 HOUR WHERE CONNECTING LESS THAN FOUR STORIES (1023.2).
- 5. EXIT ACCESS TRAVEL DISTANCE (IBC 1017)**  
TRAVEL DISTANCE WITHIN THE EXIT ACCESS PORTION OF THE MEANS OF EGRESS SHALL BE IN ACCORDANCE WITH THIS SECTION.  
EXIT ACCESS TRAVEL DISTANCE BY OCCUPANCY TYPE (TABLE 1017.2):  
OCC: B 300 FEET w/ SPRINKLER SYSTEM  
OCC: A, M, S-1 250 FEET w/ SPRINKLER SYSTEM  
OCC: S-2 400 FEET w/ SPRINKLER SYSTEM
- 6. DEAD END CORRIDORS (IBC 1020.5):**  
WHERE MORE THAN ONE EXIT OR EXIT ACCESS DOORWAY IS REQUIRED, EXIT ACCESS SHALL BE ARRANGED SUCH THAT DEAD-END CORRIDORS DO NOT EXCEED 20 FEET IN LENGTH.

87 OCC LEVEL 1 FOR EGRESS WIDTH CALCS AND FOR PLBG FIXTURE COUNTS

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





FLOOR PLAN - LEVEL 2

SYMBOLS LEGEND

ROOM IDENTIFIER

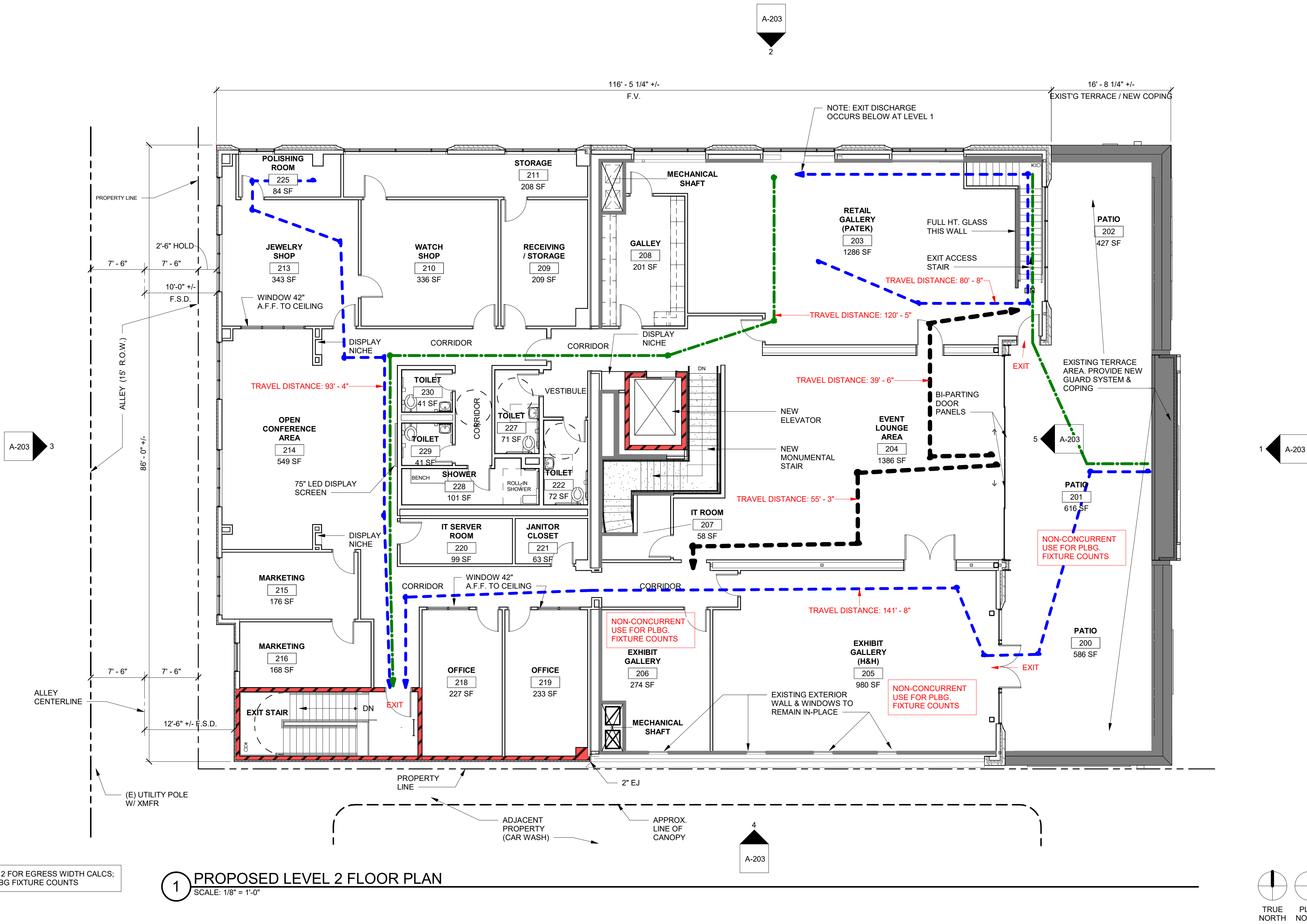
ROOM NAME  
ROOM NUMBER  
ROOM SQUARE FOOTAGE

PATH OF TRAVEL

PATH OF TRAVEL

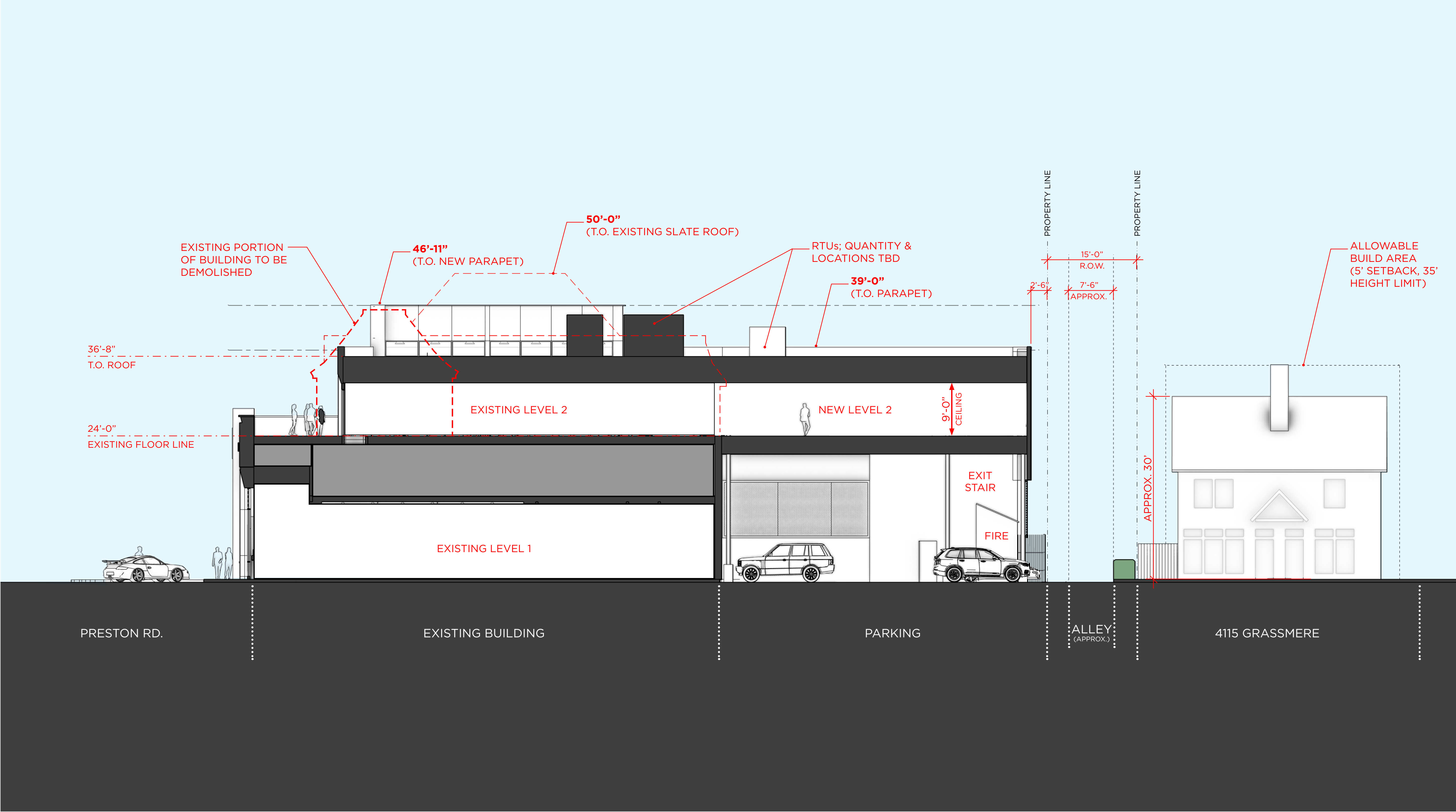
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DIAGRAMMATIC SECTION - **PROPOSED**

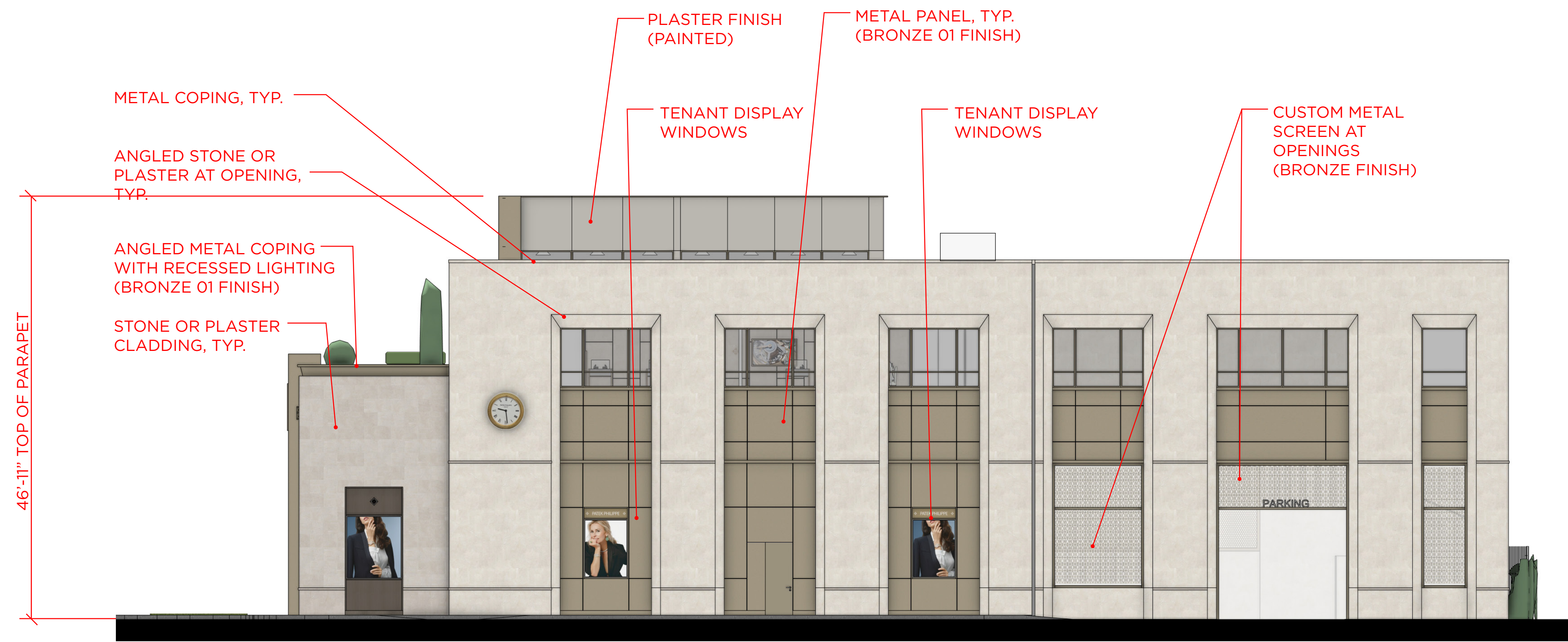




ELEVATIONS



EAST ELEVATION

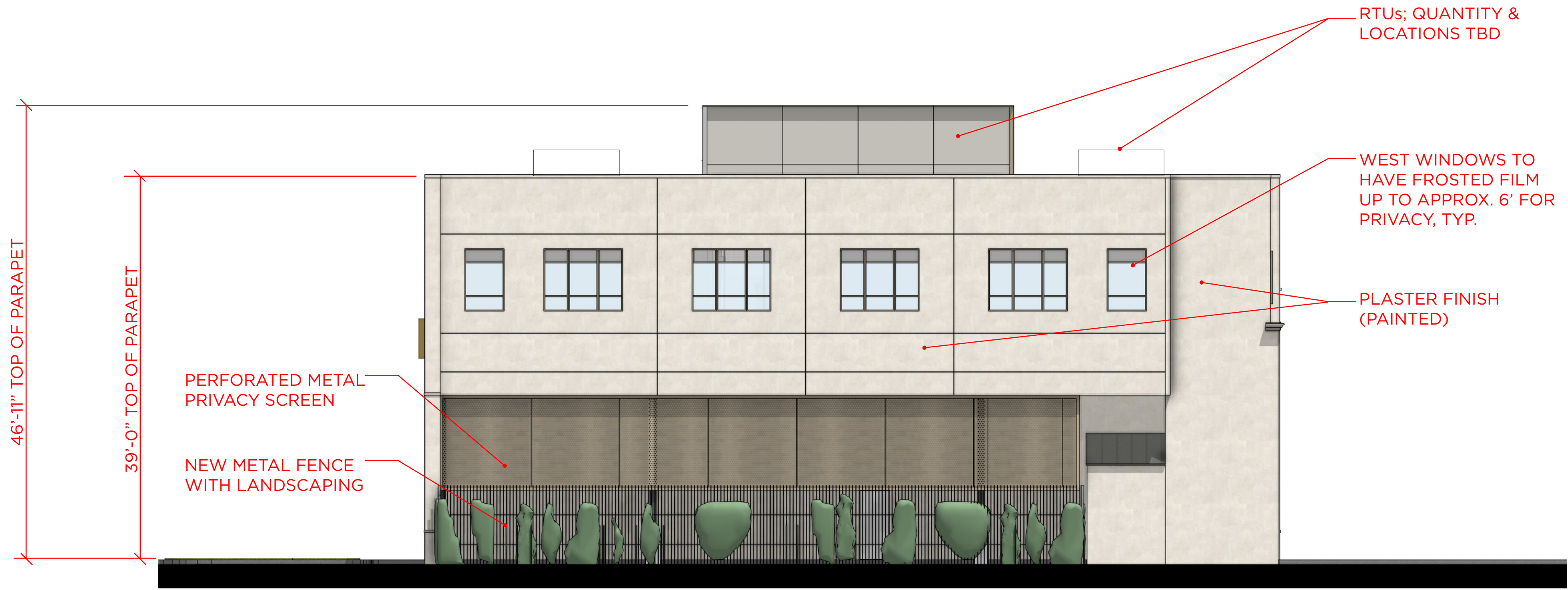


NORTH ELEVATION

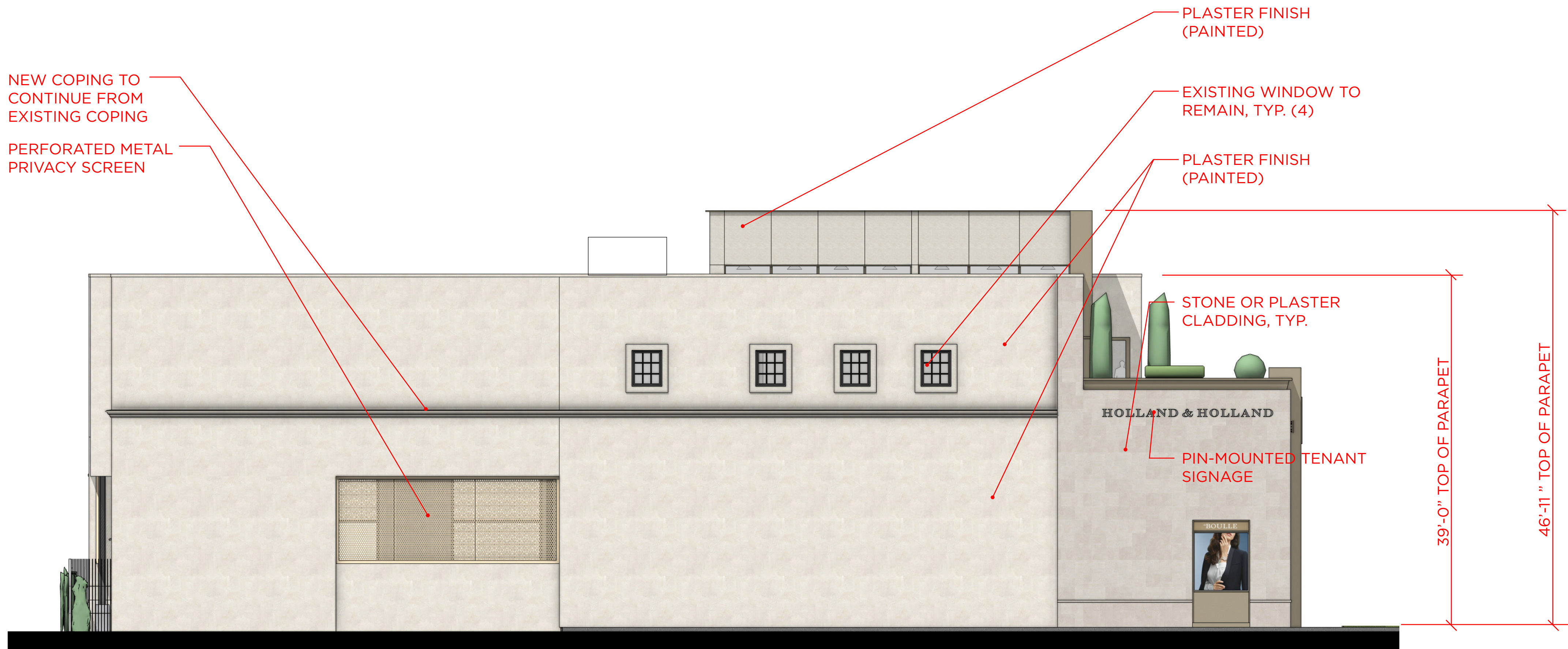
1/8"=1'0" 0' 10' 20'



ELEVATIONS



WEST ELEVATION



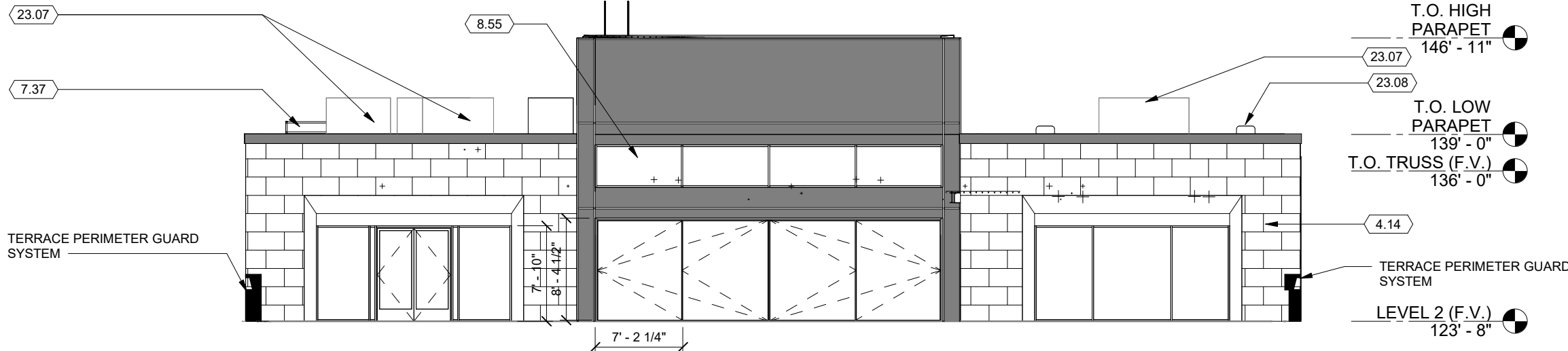
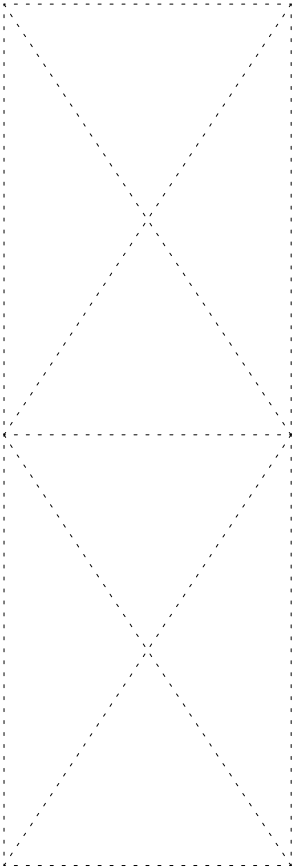
SOUTH ELEVATION

1/8"=1'0" 0' 10' 20'

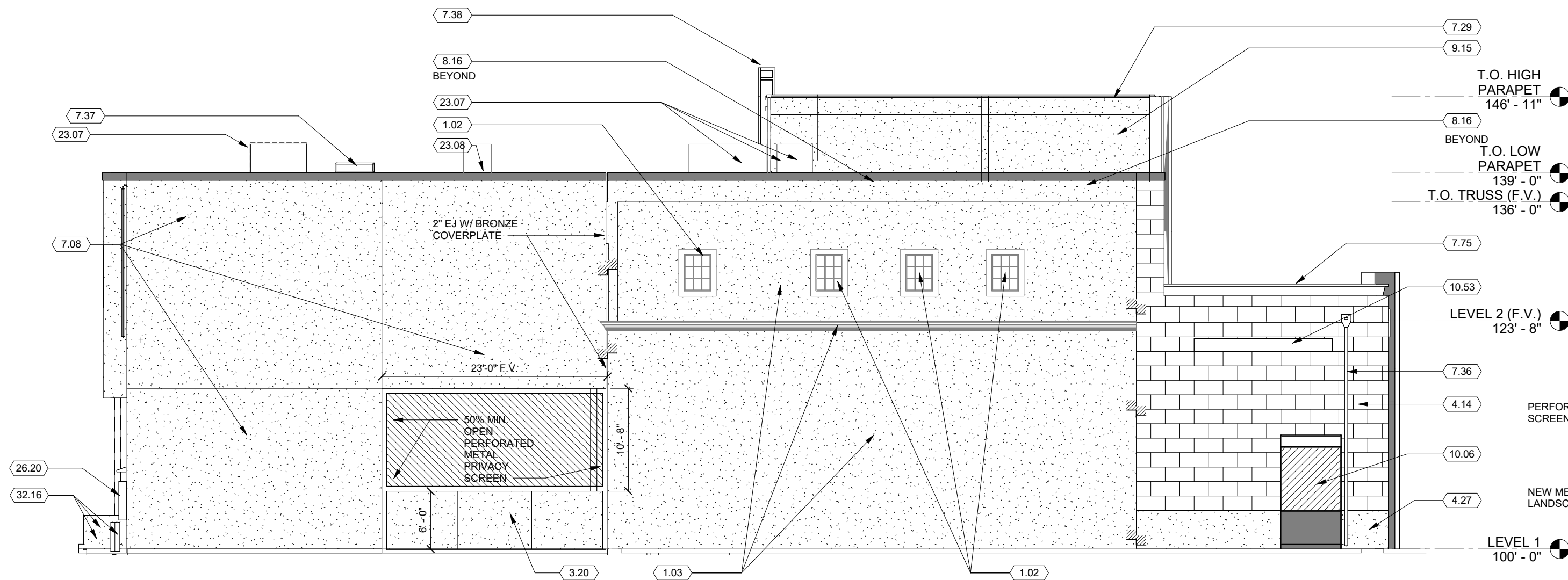


ELEVATIONS

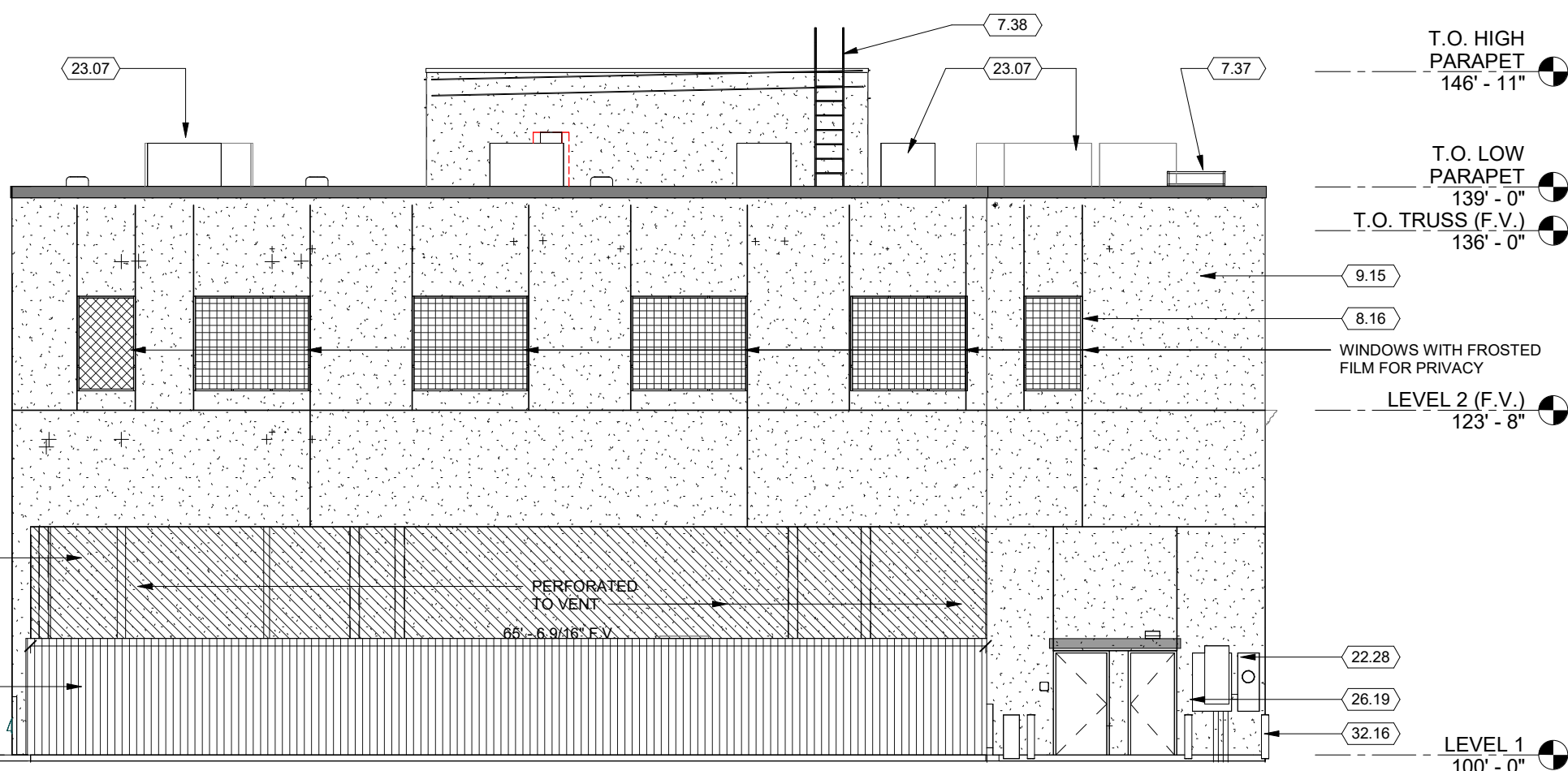
KEYNOTES	
NO.	NOTE
1.02	EXISTING WINDOW TO REMAIN. CLEAN SEAL REPAIR FINISH ONLY. TYP.
1.03	16" EIFS WALL & CORNICE. PROVIDE NEW FINISH COAT TO MATCH NEW CEMENT PLASTER FINISH
3.20	CAST-IN-PLACE CONCRETE WALL (SEE STRUCTURAL)
4.14	PRE-ENGINEERED LIMESTONE PANEL SYSTEM, DELEGATED DESIGN
4.27	LIMESTONE BASE
5.37	PERFORATED METAL PANEL 50% OPEN MIN. TYP AT GARAGE
7.08	EIFS ON INSULATION BOARD
7.18	PREFINISHED METAL PANELS
7.29	PREFINISHED METAL COPING SYSTEM
7.36	LEADER AND DOWNSPOUT
7.37	NEW OSHA-COMPLIANT ROOF HATCH W/ GUARDS FOR ROOF ACCESS. PAINT GUARDS BLACK
7.38	ROOF ACCESS LADDER
7.75	ANGLED METAL COPING WITH RECESSED LED UP-LIGHTING
8.16	ALUMINUM-FRAMED STOREFRONT SYSTEM
8.20	ALUMINUM CURTAIN WALL SYSTEM WITH INSULATED GLAZING UNITS
8.55	CLEARESTORY WINDOWS WITH CUSTOM METAL SCREEN OVER GLASS
9.15	CEMENT PLASTER SYSTEM OVER METAL LATH
10.01	KNOX BOX. CONFIRM LOCATION WITH FIRE DEPT. PRIOR TO INSTALLATION
10.06	LED BACKLIT AD PANEL CASE
10.38	FIRE DEPARTMENT CONNECTION
10.50	OVERHEAD CLEARANCE BAR AT GARAGE ENTRY
10.51	6-INCH ADDRESS NUMERALS
10.52	DISPLAY CASE, TYP OF 6
10.53	PIN MOUNT TENANT SIGN
10.54	12 INCH LETTERFORMS MOUNTED TO PERFORATED METAL GRILLAGE
22.28	STAND PIPE (SEE PLUMBING)
23.07	ROOF TOP MECHANICAL EQUIPMENT (SEE MECHANICAL)
23.08	EXHAUST FAN (SEE MECHANICAL)
26.19	DISCONNECT
26.20	ELECTRICAL SERVICE
32.16	16" DIA. X 42" STEEL PIPE BOLLARD, TYP. U.N.O.



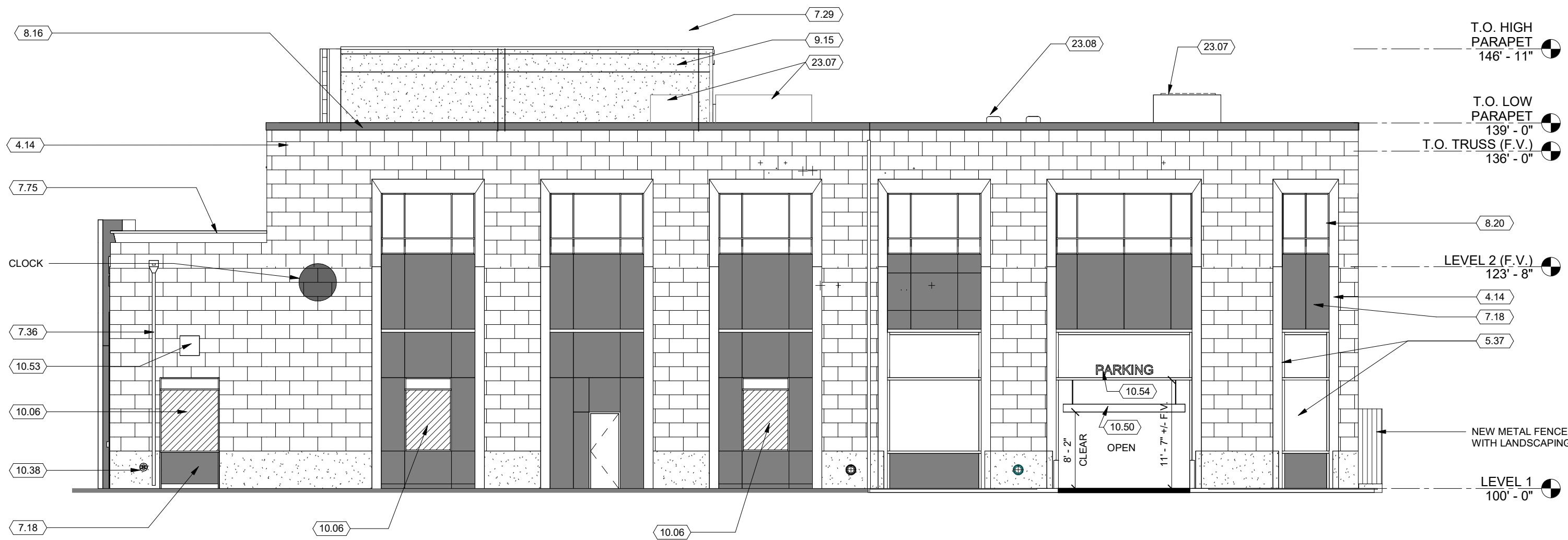
5 EAST ELEVATION - TERRACE LEVEL Copy 1  
SCALE: 1/8" = 1'-0"



4 SOUTH ELEVATION REMODELED  
SCALE: 1/8" = 1'-0"



3 WEST ELEVATION REMODELED  
SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION REMODELED  
SCALE: 1/8" = 1'-0"

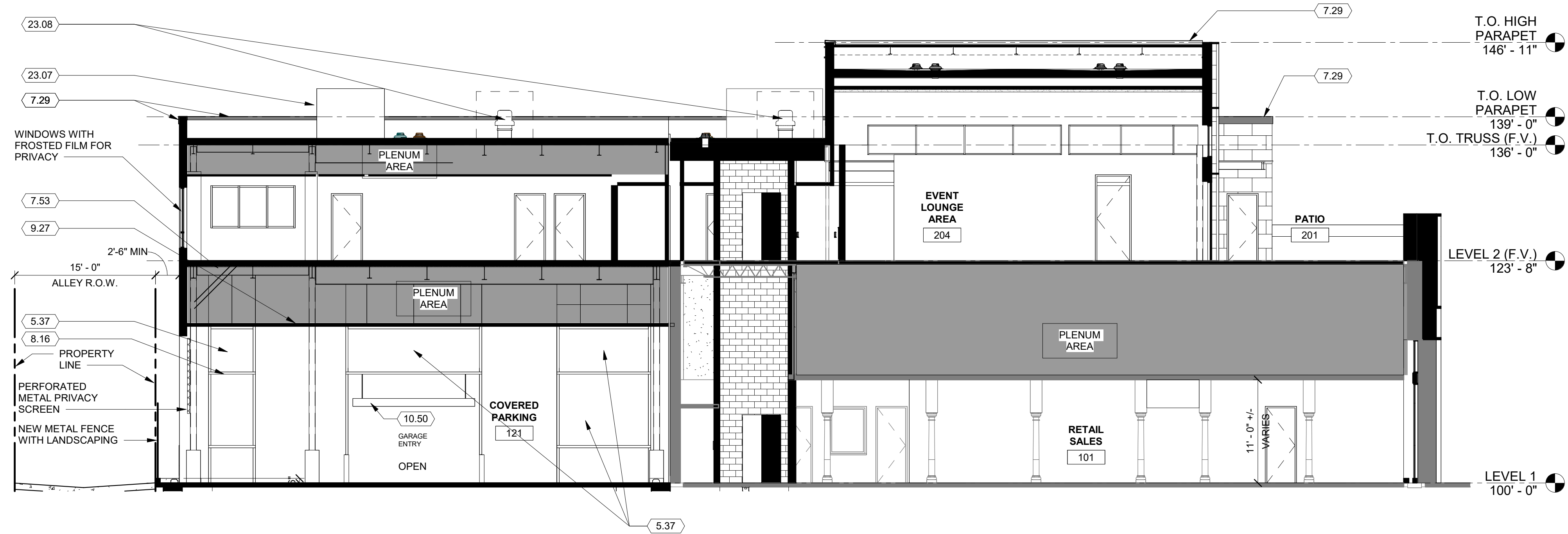


1 EAST ELEVATION REMODELED  
SCALE: 1/8" = 1'-0"



SECTION

KEYNOTES	
NO.	NOTE
5.37	PERFORATED METAL PANEL 50% OPEN MIN., TYP AT GARAGE
7.29	PREFINISHED METAL COPING SYSTEM
7.53	INSULATE UNDERSIDE OF FLOOR STRUCTURE BELOW ALL CONDITIONED SPACES; R-10 MIN. TYPICAL
8.16	ALUMINUM-FRAMED STOREFRONT SYSTEM
9.27	SUSPENDED CEILING SYSTEM W/ UPLIFT COMPRESSION STRUTS
10.50	OVERHEAD CLEARANCE BAR AT GARAGE ENTRY
23.07	ROOF-TOP MECHANICAL EQUIPMENT (SEE MECHANICAL)
23.08	EXHAUST FAN (SEE MECHANICAL)



BUILDING SECTION EAST / WEST  
REMODELED

SCALE: 1/8" = 1'-0"



AERIAL VIEW



NEW SLOPE ROOF OVER MULTI-FUNCTIONAL ROOM

RAISED PARAPETS

CLERESTORY WINDOW

EXISTING ROOF, REPLACE OR REPAIR AS NEEDED



NORTHEAST PERSPECTIVE





SOUTHEAST PERSPECTIVE









FRONT FACADE





STOREFRONT AND SIGNAGE DESIGN





PROPOSED NORTH FACADE





ALLEY VIEW





SOLAR STUDIES - JUNE 21



8:00AM



12:00PM



5:00PM



SOLAR STUDIES - **DECEMBER 21**



8:00AM



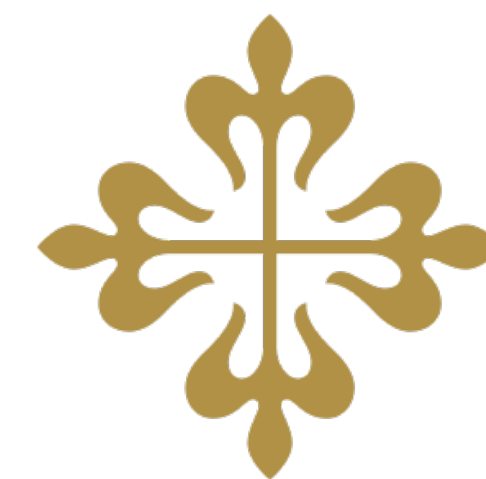
12:00PM



3:00PM



The big three Swiss watchmakers



PATEK PHILIPPE  
GENEVE



VACHERON CONSTANTIN  
GENÈVE

AUDEMARS PIGUET  
*Le Brassus*





## 5 Boutique Locations

- San Francisco
- Beverly Hills
- Miami
- Atlanta
- Las Vegas





# Average Patek Philippe watch sale: \$80,000



  
PATEK PHILIPPE  
GENEVE



\$750,000 Patek watch sold yesterday





# What's changed?

- We hand delivered 100+ letters to Volk Estate residence.
- Purchased the lot on 4117 Grassmere.
- Online petition was created with nearly 100 signatures in support.
- Clarified Patek's needs.



# University Park is the Densest City in Texas

- 68,000 people per square mile, makes University Park the densest City in North Texas.
- Largest Anglo family size in the State
- 100+ years old with aging infrastructure, severe storm water deficiencies and no long-term landfill solutions are economic challenges for University Park.
- 2210 of residential parcels are not Single Family (1,454).
- 15% of the budget comes from Sales Tax



Parking Counts

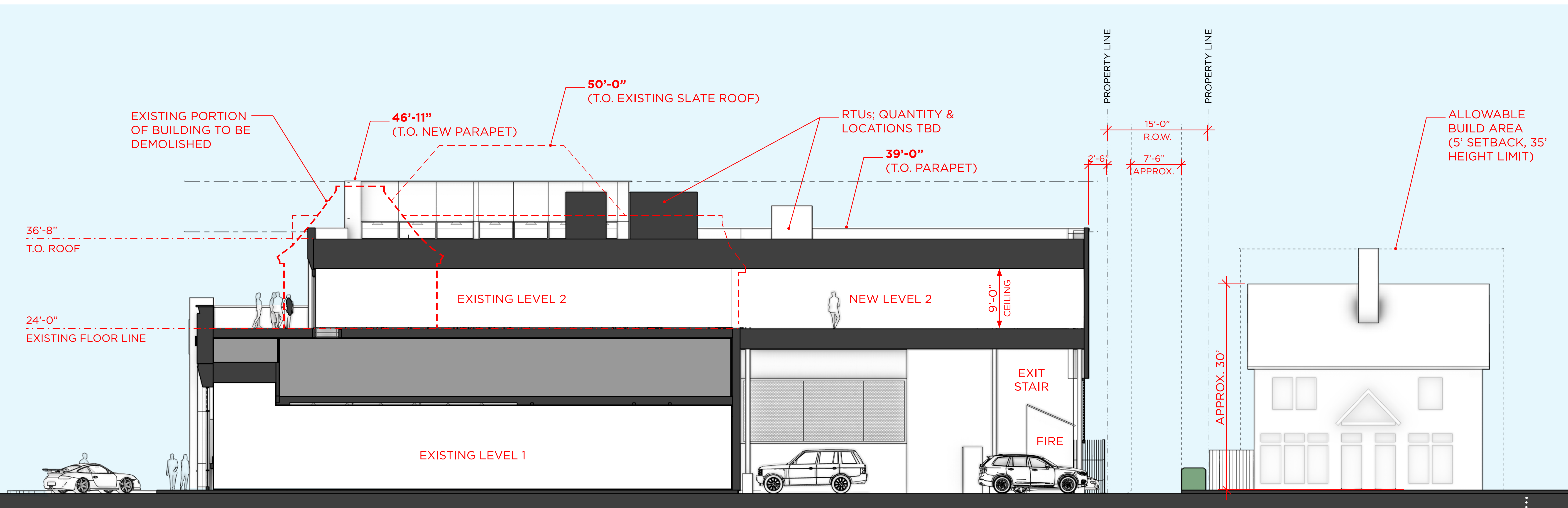
Date	Front Parking Lot	Side Parking	Back Parking Lot
4/11/24: 2:20pm	2	4	7
4/13/24: 1:27pm	2	5	5
5/1/24: 3:05pm	1	2	4
5/3/24: 4:14pm	0	2	4
3/10/24: 3:09pm	4	4	5
6/1/24: 2:07pm	2	3	6
6/11/24: 2:17pm	0	2	6
6/18/24: 1:07pm	0	1	5
6/28/24: 11:51am	2	4	6
7/12/24: 3:03pm	0	1	4
8/2/24: 11:15am	0	2	6
8/10/24: 3:39pm	0	2	6
8/16/24: 11:17am	1	3	5
8/23/24: 10:57am	0	3	5
8/24/24: 1:02pm	2	2	7

8/27/24: 2:46pm	1	4	6
8/30/24: 11:13am	2	4	7
9/3/24: 1:04pm	1	2	5
9/6/24: 4:51pm	0	4	4
9/7/24: 1:17pm	0	4	6
1/17/24: 5:24pm	2	3	18
1/21/24: 5:47pm	0	6	18
1/22/24: 5:22pm	0	6	17
1/23/24: 4:58pm	0	6	17
1/29/24: 4:52pm	2	5	19
1/31/24: 5:11pm	0	3	13
2/4/25: 5:06pm	0	3	16
2/5/25: 5:24pm	1	3	14
2/6/25: 5:28pm	2	3	14











# Apartment setbacks





# Neighboring Encroachment





ALLEY VIEW





# Tolleson Center encroachment





# New York Sub encroachment





# Kuby's encroachment





# Dear Hannah Prep encroachment





# High School parking garage encroachment





Sorority house encroachment on Rosedale residential single family





# Law School parking garage encroachment







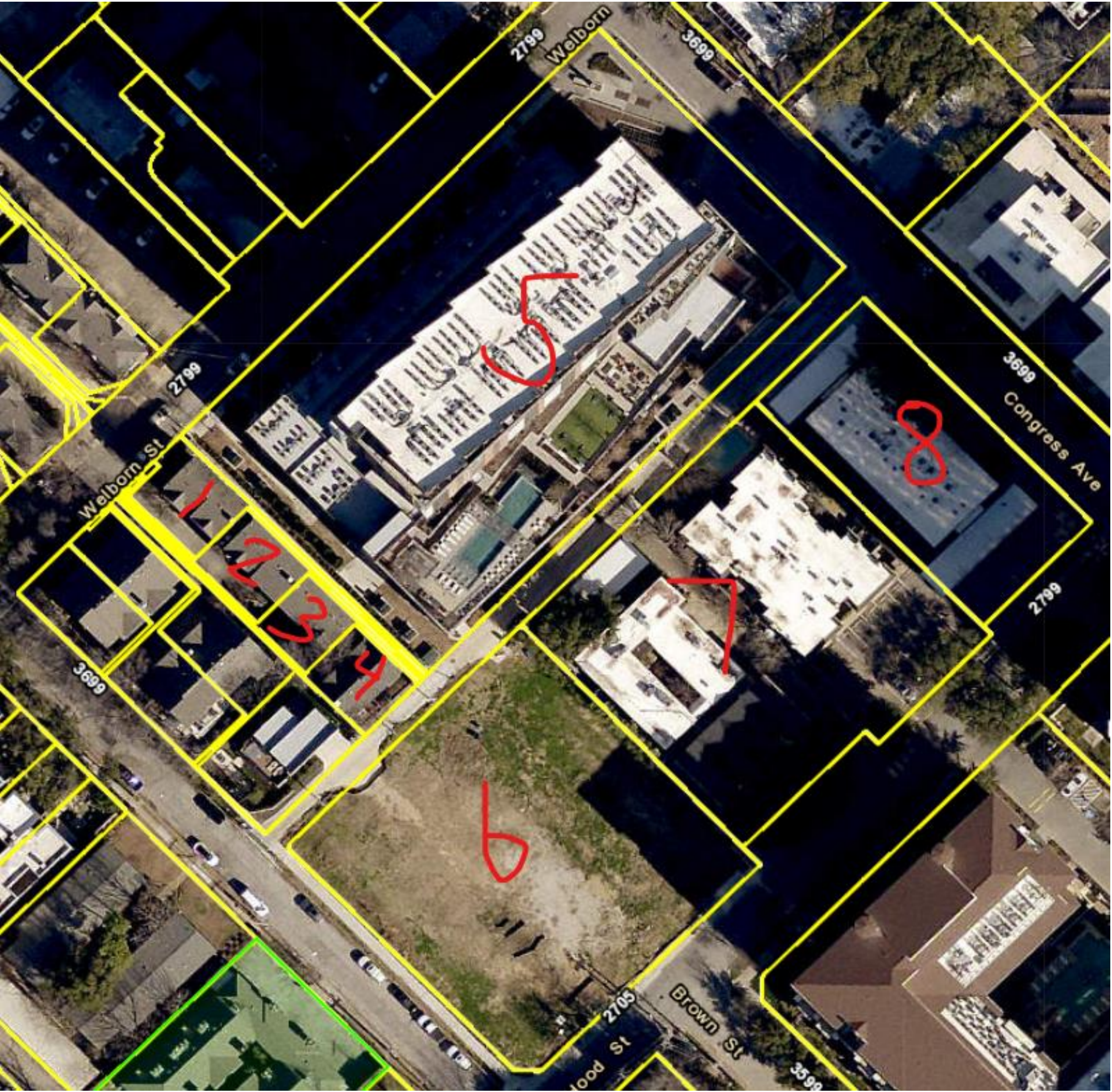
Appraisal	Building 1: 1960	Building 2: 2014 (pe unit/2 units)	Building 3: 1931	Building 4: 2022 (per unit/2 units)	Building 5: 2019 (p unit/2 units)	Building 6: 2023 (per unit/2 units)	Building 7: 1928	Building 8: 1928	Building 9: 1971	Building 10: 1986	Building 11: 1991 per unit/4 units)	Building 12: 2004	Building 13: 1940 (16 units)
2024	1.38	1.75	821	1.8	1.9	1.9	1.60	1.32	1.10	1.60	581		2.34
2023	1.04	1.4	587	1.3	1.4	1.2	1.17	995	945	1.10	439	594	1.90
2020	571	829	245				526	680	462	490	438	558	1.23
2015	519	831	228				489	536	434	485	246	414	970
2010	425		215				479	487	450	444	256	478	800
2005	94		145				399	365	327	350	220	63	929
2000	74		108				322	334	300	314	250	n/a	636



## Toll Brothers: Aster Apartment encroachment







Appraisal	Building 1: 1999	Building 2: 1999	Building 3: 1999	Building 4: 1999	Building 5: 2020	Building 6: 2022	Building 7: 1969 per unit	Building 8: 1964 per unit
2024	875	846	865	868	121 million	3.56	262k	321k
2023	646	550	611	613		3.56	198k	300k
2000	460	451	488	461			206k	275k
1999	429	419	427	429			202k	275k



PROPOSED NORTH FACADE

