



CITY OF UNIVERSITY PARK Planning and Zoning Commission

Meeting Date:
10/14/2025

Item Type:
Staff Report

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

FROM: Jessica Rees, AICP, City Planner

SUBJECT: PZ 25-006: Applicant and property owner GDTX Owner, LLC, requesting to amend the detailed site plan for Planned Development-22 (PD-22) to allow for the installation of a commercial solid-fuel smokehouse structure to support the Los Charros restaurant operation within the Graduate Hotel. The property address is 6101 Hillcrest Avenue.

Background:

The Graduate Hotel has an existing walled off area at the alley side of the property. The Hotel would like to install a commercial solid-fuel smokehouse structure in this existing area for the Los Charros restaurant within the hotel. The Building Official and Fire Marshall for the City of University Park have worked closely with the applicant with regards to the building and fire codes. The existing wall is located three (3) feet off of the rear property line and the new structure is proposed to be approximately 20'1" in height. Existing pictures of the area, proposed plans and equipment information are attached to this report.

Surrounding zoning:

North: General Retail

East: SMU

South: PD-11A, Residential

West: PD-6, Residential

Notification:

A notice of Public Hearing was published in the Daily Commercial Record on October 1st 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 four 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 Planned Development District 31 and forward a recommendation to City Council.

Attachments:

Application

Detailed site plan and renderings

Summary of response