

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF UNIVERSITY PARK, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND MAP OF THE CITY OF UNIVERSITY PARK, AS HERETOFORE AMENDED, SO AS TO AMEND PLANNED DEVELOPMENT DISTRICT NO. 22 (“PD-22”) BY AMENDING THE DETAILED SITE PLAN TO ALLOW INSTALLATION OF A COMMERCIAL SOLID-FUEL SMOKEHOUSE STRUCTURE TO SUPPORT RESTAURANT OPERATIONS WITHIN THE GRADUATE HOTEL, FORMERLY KNOWN AS THE LUMEN HOTEL, FOR THE PROPERTY DESCRIBED AS LOTS 1 AND 2, A PORTION OF LOT 3, AND ALL OF LOTS 4, 5, AND 6 OF BLOCK D, UNIVERSITY ANNEX NO. 2, AN ADDITION TO THE CITY OF UNIVERSITY PARK, DALLAS COUNTY, TEXAS, AND MORE COMMONLY KNOWN AS 6101 AND 6117 HILLCREST, UNIVERSITY PARK, TEXAS; APPROVING AN AMENDED DETAILED SITE PLAN; PROVIDING SPECIAL CONDITIONS; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of University Park and the City Council of the City of University Park, in compliance with the laws of the State of Texas with reference to the granting of zoning classifications and changes, have given the requisite notices by publication and otherwise, and have held due hearings and afforded a full and fair hearing to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof, and the City Council of the City of University Park is of the opinion and finds that a zoning change should be granted and that the Comprehensive Zoning Ordinance and Map should be amended; Now, Therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF UNIVERSITY PARK, TEXAS:

SECTION 1. The Comprehensive Zoning Ordinance and Map of the City of University Park, Texas, are amended by amending the detailed site plan for the property described as Lots 1 and 2, a portion of Lot 3, and all of Lots 4, 5, and 6, Block D, University Annex No. 2, an addition to the City of University Park, Dallas County, Texas, currently known as Planned Development District 22 (PD-22), and more commonly known as 6101 and 6117 Hillcrest, University Park, Texas.

SECTION 2. PD-22 is amended by approval of the Detailed Site Plan (“site plan”) depicting the improvements for PD-22, attached hereto as Exhibit “A” (pages ____ collectively).

That the site plan contains the data required by the Comprehensive Zoning Ordinance to constitute a Detailed Site Plan.

SECTION 3. The site plan is amended and approved, subject to the following special conditions:

(a) The property will be developed only in conformance with the requirements of the ordinance creating PD-22 (Ordinance 18-006), subsequent amendments, and this amendment;

(b) The property will be landscaped in accordance with the approved landscape plan for PD-22;

(c) Existing structures, previously approved for PD-22 and constructed, will be retained on the property;

(c) The hotel operation will furnish eighty (80) off-street parking spaces in PD-22 as shown on the site plan;

(d) This amendment will allow the installation of a commercial solid-fuel smokehouse structure to support the Los Charros restaurant operation within the Graduate Hotel, all in conformance with the site plan and related exhibits attached;

(d) That as shown on the site plan, the property will be used only for a hotel or motel, previously known as the Hotel Lumen and now known as the Graduate Hotel, and the boundaries of this PD-22 will encompass the entire hotel operation, provided that all uses allowed in the General Retail district are also permitted uses in PD-22 if shown on an approved Detailed Site Plan.

SECTION 4. All ordinances of the City of University Park in conflict with the provisions of this ordinance or the Comprehensive Zoning Ordinance as amended hereby, are hereby repealed.

SECTION 5. Should any sentence, paragraph, subdivision, clause, phrase or section of this ordinance or the Comprehensive Zoning Ordinance, as amended hereby, be adjudged or held to be unconstitutional, illegal, or invalid, the same shall not affect the validity of this ordinance or the Comprehensive Zoning Ordinance, or any part or provision thereof, other than the part decided to be invalid, illegal or unconstitutional.

SECTION 6. Any person, firm or corporation violating any of the provisions or terms of this ordinance or the Comprehensive Zoning Ordinance, as amended hereby, shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of University Park, Texas, and upon conviction in the municipal court of the City of University Park, Texas, shall be punished by a fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offense, and each and every day such violation is continued shall be deemed to constitute a separate offense.

SECTION 7. This ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and Charter in such cases provide.

DULY PASSED by the City Council of the City of University Park, Texas, on the 16th day of December 2025.

APPROVED:

TOMMY STEWART, MAYOR

ATTEST:

CHRISTINE GREEN, CITY SECRETARY

APPROVED AS TO FORM:

CITY ATTORNEY

EXHIBIT “A”

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