



UNIVERSITY PARK CITY COUNCIL AGENDA MEMO

Meeting Date:
12/16/2025

Item Type:
Public Hearing

Subject: Conduct a Public Hearing regarding the amendment of Planned Development District 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. **PZ 25-006**

Prepared By: Keegan Littrell, P.E, Director of Public Works

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 November 21, 2025.

Fiscal Impact:

☒ Not Applicable

☐ Budget Amendment Required

☐ Proposed Revenue

☐ Proposed Expenditure

Funding Source:

Master Plan Goal:

Please check the associated Theme and provide the corresponding action item number.



	Theme	Action Item(s)
<input type="checkbox"/>	Affirming Sense of Place	
<input type="checkbox"/>	Assuring Connectivity	
<input type="checkbox"/>	Innovative Governance	
<input type="checkbox"/>	Technological Integration	
<input type="checkbox"/>	Preparing for the Future	
<input checked="" type="checkbox"/>	Not Applicable	

Recommendation:

Staff recommends that the City Council conduct a Public Hearing for the proposed amendment to Planned Development District 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.

Committee Review (optional): The Planning and Zoning Commission conducted a Public Hearing during their regular meeting on November 11, 2025. Deliberation resulted in a recommendation for City Council to similarly conduct a Public Hearing and consider approval of an Ordinance amending Planned Development District 22.

Attachments:

Application
Draft Ordinance
Detailed site plans and renderings
Summary of Responses