



**PLANNING & ZONING COMMISSION
UNIVERSITY PARK, TEXAS**

**SUMMARY OF RESPONSES
OCTOBER 14, 2025**

PZ 25-006

Number of Notices Mailed:	87
Number of Responses Received:	5
OPPOSED	5
IN FAVOR	0

From: Daniel Yaest <optimizeit2.0@gmail.com>
Sent: Monday, October 6, 2025 3:41 PM
To: Jessica Rees <jrees@uptexas.org>
Subject: Re: Hotel Graduate plans for smoker

CAUTION! This is an external email. DO NOT click on links or attachments unless you know the sender and contents are safe.

Hi Jessica. Thank you prompt follow up. Please mark me as a definitely opposed to the operation of a wood fired meat smoker based on:

1. The public health (pulmonary health) risks of exposure to wood smoke and particulates potentially emitted into the adjacent neighborhood environment- particularly for the very young and the elderly. The emerging science from the ongoing Canadian forest fires plus the past Southern California fires has added to the overwhelming case for avoiding the inhalation of any avoidable wood smoke/particulates.
2. The aesthetic impact on home resale prices. I would wager that no Park Cities realtor has added a smokehouse scent to a property to attract a larger pool of buyers. (I suspect quite the opposite is true :).

Thanks again for your very capable assistance.

Best, Daniel
Daniel Yaest

On Mon, Oct 6, 2025, 2:01 PM Jessica Rees <jrees@uptexas.org> wrote:

Mr. Yaest,

Attached are the plans that were submitted from the applicant for the addition of the smoker. Let me know if you have any other questions or comments.

PROPERTY: 3422 Binkley Ave
OWNER:
Bruce & Susan Stockard
3422 Binkley Ave
Dallas, TX 75205



NOTICE OF PUBLIC HEARING
PZ 25-006

The Planning and Zoning Commission of the City of University Park will conduct a public hearing at 5:00 PM on Tuesday October 14, 2025, in the Council Chambers of City Hall, 3800 University Blvd., University Park, Texas. Consideration will be given to the following items:

- PZ 25-006: 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.

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)

Bruce Stockard

Signature:

Bruce A. Stockard

Address:

3422 Binkley

Comments:

EyeJare, ~~bad~~ smell

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.

PROPERTY: 3405 Binkley Ave
OWNER:
Greathouse Development LLC
11010 Jardin Des Cir
Houston, TX 77043



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(Circle one) IN FAVOR

OPPOSED

UNDECIDED

Name:
(Please Print)

MARK STEPHENSON

Signature:

Address:

3405 D BINKLEY AVE

Comments:

IT IS RIGHT ACROSS THE STREET FROM MY CONDO
AND WOULD SMOKE AND STINK ALL
THE TIME

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PROPERTY: 3411 Granada Ave
OWNER:
3411 Granada LLC
6019 Glendora Ave
Dallas, TX 75230

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****Please Type or Use Black Ink****

(Circle one) IN FAVOR

OPPOSED

UNDECIDED

Name:
(Please Print)

Paul Voorheis - 3411 Granada, LLC

Signature:

[Handwritten Signature]

Address:

3411 Granada

Comments:

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PROPERTY: 6037 Hillcrest Ave
OWNER:
Xiaowei Zhan & Yi Hou
3629 Binkley Ave
Dallas, TX 75205

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Name:
(Please Print)

Xiaowei Zhan

Signature:

Address:

6037 Hillcrest Ave

Comments:

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