



City of University Park, Texas
Community Development Department Application
Phone 214-987-5411

Please check the appropriate box (1) below to indicate the type of action you are requesting:

- | | | |
|--|--|--|
| <input type="checkbox"/> Amending Plat | <input type="checkbox"/> Specific Use Permit | <input type="checkbox"/> Planned Development - Development Plan |
| <input type="checkbox"/> Replat | <input type="checkbox"/> Zoning Change Request | <input type="checkbox"/> Planned Development - Concept Plan |
| <input type="checkbox"/> Final Plat | <input type="checkbox"/> Special Sign District | <input checked="" type="checkbox"/> Planned Development - Detailed Site Plan |

PLEASE NOTE: **A land use statement is required for all zoning change requests, development plan/concept plan/detailed site plan reviews, and specific use permits. PLEASE COMPLETE PAGE 2 FOR THESE ITEMS**

SITE INFORMATION

Address (Location): 6101 Hillcrest Ave Dallas, TX 75205

Submittal Date: 8/19/2025

Is there a previous project associated with this address/location? ☒ YES ☐ NO

If yes, what type of Project: Planned Development - 22

Existing Zoning: PD-22

Proposed Zoning:

Lots:

Existing Use: Hotel and ancillary uses

Proposed Use:

Legal Description of Subject Property (attach separate sheet if necessary)

APPLICANT INFORMATION

Applicant Name: GDTX Owner, LLC

Company

Address 133 N. Jefferson St #4

City Chicago

State IL

Zip 60604

Phone 312.267.4187

Fax

Email holiff@ajcpt.com

Cell

Property Owner (If different from applicant):

Address

City

State

Zip

Phone

Fax

Email

Cell

Key Contact: Corby Ferrell

Phone 972.673.4061

Fax 972.673.4075

Email cferrell@benchmarkbank.com

Cell 214.914.7858

Signature of Property Owner (Sign and Print or Type Name)

SIGNATURE

Print or Type Name: Ben Weprin

Known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration expressed and in the capacity therein stated.

Given under my hand and seal at office on this 19th day of August 2025.

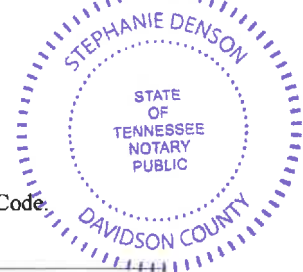
Notary Public

(For Plat Applications Only)

I waive the statutory time limits in accordance with Section 212.009 of the Texas Local Government Code.

Signature:

Date:



Total Paid:

Office Use Only:
Payment Method:

Accepted By:

LAND USE STATEMENT: FOR ALL ZONING CHANGE REQUESTS, DEVELOPMENT PLAN/CONCEPT PLAN/DETAILED SITE PLAN REVIEWS AND SPECIFIC USE PERMITS. PLEASE PROVIDE SPECIFIC DETAILS OF THE PROPOSED PROJECT.

APPLICANT: GDTX Owner, LLC

ADDRESS: 6101 Hillcrest Ave Dallas TX 75205

Purpose of Amendment

This amendment ensures the PD explicitly allows for a commercial solid-fuel smokehouse operation with advanced smoke abatement technology, mitigating environmental impact while enabling traditional wood-fired cooking within University Park's urban setting.

Proposed Amendment – Smokehouse with Integrated Smoke Zapper System

The proposed amendment seeks to allow the construction of a dedicated smokehouse structure at 6101 Hillcrest Avenue to support the Los Charros restaurant operation. The smokehouse will be equipped with a **Smoki® Model 300 Smoke Zapper**, mounted on a roof support platform above the enclosed smoker area, designed to capture and convert smoke emissions from the wood-fired rotisserie smoker into clean steam and water vapor.

System Description & Emission Control

- **Primary Cooking Appliance:** M&M Model #1000 rotisserie smoker, solid fuel-fired, installed within a code-compliant, fire-rated enclosure.
- **Capture & Exhaust:** A Type 1 exhaust hood with a high-capture shroud will collect smoke and particulates at the point of smoker opening.
- **Smoke Zapper Technology:** The captured smoke inside the rotisserie unit will be ducted via a 12" diameter exhaust air riser to the roof-mounted Smoke Zapper unit, which uses a water-based filtration and scrubbing process to condense particulates and hydrocarbons, discharging clean steam to the atmosphere and routing condensate to a grease trap via a 1½" drain line.
- **Odor & Particulate Reduction:** The Smoki system achieves significant reductions in visible smoke, odor, and particulate matter, ensuring compliance with local nuisance ordinances and aligning with environmental best practices for urban smokehouse operations.

Installation & Code Compliance

- **Structural:** Roof support platform, roof curbs, and all penetrations will be installed per architect and MEP specifications, meeting the 2021 IBC, IMC, and NFPA 96 requirements.
- **Fire Safety:** Integrated Ansul R-102 wet chemical fire suppression system, automatic gas shutoff valve, and exhaust fan interlocks per UL 300 and NFPA 96 standards.
- **Plumbing & Electrical:** Smoke Zapper supplied with cold water feed (½") and connected drain (1½") to existing grease trap. Electrical control (115V-60-1PH-14.6 AMP) will be provided via dedicated circuit with rooftop disconnect.
- **Noise & Visual Impact:** Unit will be fully enclosed within an architecturally compatible screened enclosure, using standing seam metal roofing and brick finishes matching the existing building.