



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

**SUMMARY OF RESPONSES  
OCTOBER 14, 2025**

**PZ 25-006**

<b>Number of Notices Mailed:</b>	<b>87</b>
<b>Number of Responses Received:</b>	<b>13</b>
<b>OPPOSED</b>	<b>12</b>
<b>IN FAVOR</b>	<b>1</b>

PROPERTY: 3709 Haynie Ave  
OWNER:  
William Albright  
3709 Haynie 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](mailto: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)

DEBBY & BILL ALBRIGHT

Signature:

Debbly Albright

Address:

3709 HAYNIE AVE 75205

Comments:

WE LOVE LOS CHARROS! SUCH A  
GREAT RESTAURANT. WE WANT THEM  
TO SUCCEED & STAY OPEN! GREAT FOOD & SERVICE

**Zoning Change and Amendment Process**

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**From:** Daniel Yaest <[optimizeit2.0@gmail.com](mailto:optimizeit2.0@gmail.com)>  
**Sent:** Monday, October 6, 2025 3:41 PM  
**To:** Jessica Rees <[jrees@uptexas.org](mailto: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](mailto: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



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

(Circle one) IN FAVOR

☒ OPPOSED

UNDECIDED

Name:

(Please Print)

Signature:

Address:

Comments:

Bruce Stockard

Bruce A. Stockard

3422 Binkley

Eyesore, ~~bad~~ smell

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



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

(Circle one) IN FAVOR

OPPOSED

UNDECIDED

Name:  
(Please Print)

MARK STEPHENSON

Signature:

[Handwritten 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:

**Zoning Change and Amendment Process**

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

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

(Circle one) IN FAVOR

☒ OPPOSED

UNDECIDED

Name:  
(Please Print)

Xiaowei Zhan

Signature:

Address:

6037 Hillcrest Ave

Comments:

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PROPERTY: 3413 Granada Ave  
OWNER:  
Sila Cetinkaya & Halit Uster  
3413 Granada Ave  
Dallas, TX 75205

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

(Circle one) IN FAVOR

OPPOSED

UNDECIDED

Name:  
(Please Print)

Signature:

Address:

Comments:

Halit Uster and Sila Cetinkaya

H. Uster Sila Cetinkaya

3413 Granada Ave Dallas TX 75205

Please see attached.

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A restaurant smoker is bad in a residential area due to health risks from smoke, fire hazards from high heat, and nuisance issues like odor and noise. The smoke can spread to nearby homes, causing health problems such as respiratory issues and an increased risk of heart disease, while the cooking process poses a fire risk. Odors can be strong and persistent, impacting the quality of life for residents.

### Health risks

- **Respiratory and heart problems:** Smoke from restaurant smokers contains fine particles and chemicals that can irritate lungs and cardiovascular systems, increasing the risk of heart attack, stroke, and other cardiovascular diseases.
- **Carcinogens:** Barbecue smoke is a lung irritant and contains carcinogens, raising concerns for residents with long-term exposure.
- **Impact on vulnerable populations:** Children, the elderly, and individuals with existing respiratory or heart conditions are particularly vulnerable to the harmful effects of smoke exposure.

### Nuisance and quality of life

- **Persistent odors:** Cooking smoke can carry strong, unpleasant odors that drift into neighboring homes and yards, causing a significant nuisance.
- **Noise pollution:** The operation of a large restaurant smoker can generate constant noise that is disruptive to a residential environment.

### Fire hazards

- **High heat and grease:** Restaurant smokers are designed to produce high heat, which can be a significant fire hazard if not properly maintained, especially in close proximity to residential buildings.
- **Creosote build-up:** The high-heat cooking process creates grease and creosote buildup, which can be a source of fuel for a fire.

Such an operation affects the property value of the residential units in the neighborhood.

We suggest that the Hilton hotel smoke their meat off-site and then bring it and sell it at their restaurant. This will not affect their profit and will not compromise the health and safety of the neighborhood including small children as the immediate neighbors, (Park Cities Community School day care in the back), elderly and everyone in between because we are very close to the only intermediate and middle school of the Park Cities.

**From:** gregory lensing <[glensing2@gmail.com](mailto:glensing2@gmail.com)>  
**Sent:** Saturday, October 11, 2025 12:42 PM  
**To:** Jessica Rees <[jrees@uptexas.org](mailto:jrees@uptexas.org)>  
**Subject:** PZ 25-006

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

Property owner: 6041 Hillcrest Ave.

I am opposed to the zoning change as described in the letter I received on PZ 25-006. If you need any additional information please let me know.

W. Gregory Lensing, MD  
Lensing Family Living Trust  
4723 Myerwood Ln, Dallas, TX 75244

972-841-1123

Thank you.  
WGL



PROPERTY: 3415 Granada Ave  
OWNER:  
Austin Kozman  
3415 Granada Ave  
Dallas, TX 75205

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

(Circle one) IN FAVOR

OPPOSED

UNDECIDED

Name:  
(Please Print)

3 Austin Kozman & Jong Kim

Signature:

[Signature] Jong Kim

Address:

3415 Granada Ave, Dallas, TX 75205

Comments:

This is a neighborhood with children & elderly adults.  
We don't want a smoker that will adversely affect the air.  
Quality of our neighborhood.

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**From:** Sue Brunz <[suebrunz@gmail.com](mailto:suebrunz@gmail.com)>  
**Sent:** Monday, October 13, 2025 2:39 PM  
**To:** Jessica Rees <[jrees@uptexas.org](mailto:jrees@uptexas.org)>  
**Subject:** Petition Regarding Lumen/Graduate Hotel Smoker

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

This is Roy and Susan Brunz  
3417 Granada Ave  
University Park. TX 75205

We are currently traveling on the East Coast until October 21st and didn't know about the petition that was mailed regarding this situation with the hotel. We live 2 duplexes down from the hotel and we are definitely opposed to them installing a smoker in our neighborhood especially since we live so close to the hotel. Can you please accept this email that we are both elderly and very opposed to them doing this so close to our residence as well as for the sake of the children in the day care behind our house.

Roy and Susan Brunz



PROPERTY: 3412 Granada Ave

OWNER:

Fairpot LLC

6335 Prospect Ave

Dallas, TX 75214

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**PZ 25-006**

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

(Circle one) IN FAVOR

OPPOSED

UNDECIDED

Name:  
(Please Print)

John Holmes - Managing Member FairPot LLC

Signature:

[Handwritten Signature]

Address:

3412 Granada Ave

Comments:

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# **FairPot LLC**

Monday, October 13, 2025

6335 Prospect Ave.  
Dallas, TX 75214

Off. (214) 369-3913  
company@jholmesco.com

We are absolutely opposed to the installation of a commercial solid-fuel smokehouse structure for Los Charros. We own a 4 plex across the street from the proposed location that is rented to students and families with children. Smoke and odors from burning wood or charcoal will be pervasive at all times. There could be potentially harmful particulates and irritating fumes.

Why would anyone want to rent an apartment where they could smell bbq all the time?

Would you want to live next to a smoker that is on at all times of the day and night?

The current residents should not be punished because Los Charros did not do their due diligence.





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(Circle one) IN FAVOR

OPPOSED

UNDECIDED

Name:  
(Please Print)

John Holmes - President Varsity Inn Corp.

Signature:

[Handwritten Signature]

Address:

3412 Binkley Ave

Comments:

Please see attached

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# Varsity Inn Corporation

Monday, October 13, 2025

6335 Prospect Ave.  
Dallas, TX 75214

Off. (214) 369-3913  
[company@jholmesco.com](mailto:company@jholmesco.com)

We are 100% opposed to the installation of a commercial solid-fuel smokehouse structure for Los Charros. We own the building just a few feet across the alley where The Community School of the Park Cities operates. We have serious concerns about air quality and health. Smoke and odors from burning wood or charcoal can drift into the school's play areas, classrooms, or ventilation systems, exposing children and staff to potentially harmful particulates and irritating fumes. Young children are especially sensitive to air pollution, and even low levels of smoke can trigger respiratory issues or allergic reactions. Additionally, the presence of a smokehouse could create safety concerns, increase noise and traffic, and detract from the school's clean, nurturing environment.

**From:** Linda Turner <[ljturner@aol.com](mailto:ljturner@aol.com)>  
**Sent:** Tuesday, October 14, 2025 12:33 AM  
**To:** Jessica Rees <[jrees@uptexas.org](mailto:jrees@uptexas.org)>  
**Subject:** PZ 25-006 Opposed

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Opposed to the amending of 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.

Property Owner:  
John Turner  
6009 Hillcrest Avenue  
Dallas TX 75205

Signed *John Turner*