



**CITY OF GRAND PRAIRIE
ORDINANCE**

MEETING DATE: 02/03/2026

REQUESTER: Monica Espinoza, Administrative Supervisor

PRESENTER: Savannah Ware, AICP, Assistant Director of Planning & Zoning

TITLE: ZON-25-12-0042 - Zoning Change - Hill Street Native Gardeners (City Council District 5). Zoning Change from Single Family-Four (SF-4) District and General Retail (GR) District to a Planned Development District for General Retail uses on approximately 1.57 acres. Tracts 15, 16, 17, and 18, McKinney and Williams Survey, Abstract No. 1003, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Four (SF-4) District and General Retail (GR) District, and addressed as 300, 306, 312, and 314 Hill St (On January 13, 2026, the Planning and Zoning Commission recommended approval by a vote of 7-0)

APPLICANT: Sonja Spray, Native Gardeners

RECOMMENDED ACTION: Staff is unable to support the zone change because the proposed use does not align with the Future Land Use Map. However, a portion of the property is currently zoned General Retail, and the requested change is generally consistent with the existing zoning to the east and south.

Please note, the FLUM is not the property zoning, it is the recommended future land use for potential development per the city's comprehensive plan.

SUMMARY:

Zoning Change from Single Family-Four (SF-4) District and General Retail (GR) District to a Planned Development District for General Retail uses on approximately 1.57 acres. Tracts 15, 16, 17, and 18, McKinney and Williams Survey, Abstract No. 1003, City of Grand Prairie, Dallas County, Texas, zoned Single Family-Four (SF-4) District and General Retail (GR) District, and addressed as 300, 306, 312, and 314 Hill St.

PURPOSE OF REQUEST:

The purpose of the request is to create a Planned Development (PD) for General Retail Use to facilitate the development of the site as a plant nursery. The subject property has a split zoning of General Retail (GR) to the east and Single Family-Four (SF-4) to the west. A plant nursery is allowed by right in the

GR zoning, but is not permitted in the SF-4 zoning. The applicant wishes to create a PD for General Retail use so that the site can be developed under the new PD.

ADJACENT LAND USES:

The following table summarizes the zoning designation and existing use for the surrounding properties.

Table 1. Zoning and Land Use

Direction	Zoning	Existing Use
North	Single Family One (SF-1)	Residential
South	PD-443, General Retail (GR)	GP Public Safety Training Complex, Office
West	Single Family Four (SF-4)	Residential
East	General Retail	Vacant

HISTORY:

- September 1985: The City’s 1985 zoning map shows the property zoned as Single Family-Four (SF-4) and General Retail (GR) District.

PROPOSED USE CHARACTERISTICS AND FUNCTION:

The subject property contains four parcels. Two parcels to the east are zoned General Retail (GR). The two parcels to the west are zoned Single Family-Four (SF-4). The applicant wishes to combine these parcels to construct a new plant nursery. The plant nursery will feature an office and an outdoor nursery, showcasing the products and services offered by the business.

CONFORMANCE WITH THE COMPREHENSIVE PLAN:

Future Land Use Map

The Future Land Use Map (FLUM) in the City of Grand Prairie’s 2018 Comprehensive Plan is intended as an outlook for the future use of land and the character of development in the community. The FLUM designates this site area as Low-Density Residential. The proposed zoning change is not consistent with the FLUM. A Comprehensive Plan Amendment application, accompanying this zoning change request, is also on the same agenda (Case No. CPA-25-12-0024).

ZONING REQUIREMENTS:

Density and Dimensional Requirements

The property is subject to density and dimensional requirements in Article 6 of the Unified Development Code (UDC). The following table summarizes these requirements.

Table 2. Density and Dimensional Requirements

Standard	Required
Min. Lot Area (Sq. Ft.)	5,000
Min. Lot Width (Ft.)	50
Min. Lot Depth (Ft.)	100

Front Setback (Ft.)	25
Height (Ft.)	25
Max. Floor Area Ratio (FAR)	0.35:1

Development Standards

The UDC requires a masonry screening wall adjacent to residential properties. If the proposed zoning change is approved, a masonry screening wall will be required along the north and west boundaries of the property. The applicant is proposing a wood screening fence instead.

The applicant’s request for an exception to allow a wooden fence instead of the required masonry screening wall along the western and northern property lines of 300 and 306 Hill Street (Case No. VCC-25-09-0003) is being considered by the City Council at its 01/20/26 Council meeting. The applicant has since decided to expand the site of the plant nursery to include 312 and 314 Hill Street.

Prohibited Uses

The applicant is requesting a Planned Development with a base zoning of General Retail (GR) District. The proposed PD allows all use permitted by right or by Specific Use Permit under the current General Retail (GR) District, with the following modifications.

Prohibited Uses

- Emergency Care Clinic (Urgent Care)
- Hospital
- EMS

Staff believes that the proposed use of plant nursery is compatible with the surrounding neighborhood, including the existing residential uses to the north and west. However, there are some more intensive uses allowed within the General Retail district that staff believes are less appropriate for this location. Staff recommends that the following uses be prohibited within the proposed PD in addition to what the applicant noted above:

Prohibited Uses

- (Alcohol) Packaged Beer & Wine Sales for Off-Premises Consumption
- Convenience Stores With/Without Gas Sales
- Smoking Lounge
- Smoke Shop

Project Update: the applicant has accepted staff’s recommendation of additional uses and has proposed to also prohibit Variety Stores and Grooming & Hygiene Salons.

VARIANCE:

The applicant is requesting a variance to the required masonry screening wall along property lines adjacent to single family residentially zoned properties to construct a wooden fence instead.

PUBLIC NOTICE:

Notice of this item was published in the Fort Worth Star Telegram and letters were provided to 12 surrounding properties meeting the distance requirements in the Unified Development Code. As of the writing of this staff memo, the following letters have been received:

In Support: None

In Opposition: Three

RECOMMENDATION:

- On January 13, 2026, the Planning and Zoning Commission recommended approval, by a vote of 7-0, with the following conditions:
 1. The following land uses shall be prohibited: Emergency Care Clinic (Urgent Care), Hospital, EMS, (Alcohol) Packaged Beer & Wine Sales for Off-Premises Consumption, Convenience Stores With/Without Gas Sales, Smoking Lounge, Smoke Shop, Variety Store, and Grooming & Hygiene Salon.
 2. Development of the site as a Plant Nursery shall not require City Council approval of a Site Plan if all UDC requirements are met.
 3. For a Plant Nursery or Garden Center, an eight to ten-foot tall horizontal board-on-board wooden screening fence may be constructed along the west property line of 314 Hill Street and the northern property line of 314, 306, and 300 Hill Street instead of a masonry screening wall. All other uses shall construct a masonry screening wall in accordance with UDC requirements or obtain approval of a Fence Exception from the City Council.
- Staff is unable to support the zone change because the proposed use does not align with the Future Land Use Map. However, a portion of the property is currently zoned General Retail, and the requested change is generally consistent with the existing zoning to the east and south. *Please note, the FLUM is not the property zoning, it is the recommended future land use for potential development per the city's comprehensive plan.*

Should the City Council recommend approval of this request, staff recommends the following conditions:

1. The following land uses shall be prohibited: Emergency Care Clinic (Urgent Care), Hospital, EMS, (Alcohol) Packaged Beer & Wine Sales for Off-Premises Consumption, Convenience Stores With/Without Gas Sales, Smoking Lounge, Smoke Shop, Variety Store, and Grooming & Hygiene Salon.
2. Development of the site as a plant nursery shall not require City Council approval of a Site Plan if all UDC requirements are met.
3. For a Plant Nursery or Garden Center, a six to eight-foot-tall horizontal board-on-board wooden screening fence may be constructed along the west property line of 314 Hill Street and the north property line of 314, 306, and 300 Hill Street instead of a masonry screening wall. All other uses shall construct a masonry screening wall in accordance with UDC requirements or obtain approval of a Fence Exception from the City Council.

BODY:

AN ORDINANCE AMENDING THE ZONING ORDINANCE AND MAP TO REZONE APPROXIMATELY 1.57 ACRES, TRACTS 15, 16, 171 AND 18, MCKINNEY AND WILLIAMS SURVEY, ABSTRACT NO. 1003, CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, FROM SINGLE FAMILY-FOUR AND GENERAL RETAIL TO A PLANNED DEVELOPMENT DISTRICT FOR GENERAL RETAIL USES; SAID ZONING MAP AND ORDINANCE BEING ORDINANCE NUMBER 4779 AND PASSED ON NOVEMBER 20, 1990, REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; CONTAINING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; CONTAINING A PENALTY CLAUSE; AND TO BECOME EFFECTIVE UPON ITS PASSAGE AND APPROVAL

WHEREAS, the City of Grand Prairie, Texas, initiated an amendment of the Zoning Ordinance and map of said city so as to rezone and reclassify said property from its classification of Single Family-Four District and General Retail District to a Planned Development District for General Retail Uses; and

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on January 13, 2026, after written notice of such public hearing before the Planning and Zoning Commission on the proposed rezoning had been sent to owners of real property lying within 300 feet of the property on which the change of classification is proposed, said Notice having been given not less than ten (10) days before the date set for hearing to all such owners who rendered their said property for City taxes as the ownership appears on the last approved City Tax Roll, and such Notice being served by depositing the same, properly addressed and postage paid, in the City Post Office; and

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Grand Prairie, Texas voted 7-0 to recommend approval to the City Council of Grand Prairie, Texas, of the request that the hereinafter described property be rezoned from its classification of Single Family-Four District and General Retail District to a Planned Development District for General Retail Uses; and

WHEREAS, Notice was given of a further public hearing to be held by the City Council of the City of Grand Prairie, Texas, in the City Hall Plaza Building at 6:30 o'clock P.M. on February 3, 2026, to consider the advisability of amending the Zoning Ordinance and Map as recommended by the Planning and Zoning Commission, and all citizens and parties at interest were notified that they would have an opportunity to be heard, such Notice of the time and place of such hearing having been given at least fifteen (15) days prior to such hearing by publication in the Fort Worth Star Telegram, Grand Prairie, Texas, a newspaper of general circulation in such municipality; and

WHEREAS, all citizens and parties at interest have been given an opportunity to be heard on all the matter of the proposed rezoning and the City Council of the City of Grand Prairie, Texas, being informed as to the location and nature of the use proposed on said property, as well as, the nature and usability of surrounding property, have found and determined that the property in question, as well as, other property within the city limits of the City of Grand Prairie, Texas, has changed in character since the enactment of the original Zoning Ordinance from its classification of Single Family-Four District and General Retail (GR) District to a Planned Development District for General Retail Uses; and, by reason of changed conditions, does consider and find that this amendatory Ordinance should be enacted since its provisions are in the public interest and will promote the health, safety and welfare of the community.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS THAT:

SECTION 1. Ordinance Number 4779, being the Zoning Ordinance and Map of the City of Grand Prairie, Texas, showing the locations and boundaries of certain districts, and said Zoning Ordinance and Map having been made a part of an Ordinance entitled:

“THE UNIFIED DEVELOPMENT CODE OF THE CITY OF GRAND PRAIRIE, TEXAS, AS PASSED AND APPROVED BY THE CITY COUNCIL ON THE 20TH DAY OF NOVEMBER, 1990, TOGETHER WITH ALL AMENDMENTS THERETO AND ENACTING A REVISED ORDINANCE ESTABLISHING AND PROVIDING FOR ZONING REGULATIONS; CREATING USE DISTRICTS IN ACCORDANCE WITH A COMPREHENSIVE PLAN...”

and passed and approved November 20, 1990, as amended, is hereby further amended so as to rezone approximately 1.57 acres of property located on Tracts 15, 16, 17, and 18, McKinney and Williams Survey, Abstract No. 1003, City of Grand Prairie, Dallas County, Texas, from its classification of Single Family-Four District and General Retail District to a Planned Development District for General Retail Uses, said property being described and depicted in Exhibit A – Boundary Description, attached hereto and incorporated herein.

SECTION 2. All ordinances or parts of ordinances in conflict herewith are specifically repealed. Provided that such repeal shall be only to the extent of such inconsistency and in all other respects this Ordinance shall be cumulative of other ordinances regulating and governing the subject matter covered in this Ordinance.

SECTION 3. The Unified Development Code of the City of Grand Prairie, as amended, shall be and remain in full force and effect save and except as amended by this Ordinance.

SECTION 4. Land uses shall be restricted to those uses permitted in the General Retail (GR) zoning district;

SECTION 5. Development of the property shall conform to all applicable standards for General Retail (GR) District of Article 6 – “Density and Dimensional Requirements” and all other applicable sections of the Unified Development Code of the City of Grand Prairie, Texas, as amended.

SECTION 6. The following development standards shall apply to development within this Planned Development District:

1. The following land uses shall be prohibited: Emergency Care Clinic (Urgent Care), Hospital, EMS, (Alcohol) Packaged Beer & Wine Sales for Off-Premises Consumption, Convenience Stores With/Without Gas Sales, Smoking Lounge, Smoke Shop, Variety Store, and Grooming & Hygiene Salon.
2. Development of a Plant Nursery or Garden Center shall generally comply with Exhibit B – Concept Plan, attached hereto and incorporated herein.
3. Development of the site as a Plant Nursery shall not require City Council approval of a Site Plan if all UDC requirements are met.
4. For a Plant Nursery or Garden Center, an eight to ten-foot tall horizontal board-on-board wooden screening fence may be constructed along the west property line of 314 Hill Street and the

northern property line of 314, 306, and 300 Hill Street instead of a masonry screening wall. All other uses shall construct a masonry screening wall in accordance with UDC requirements or obtain approval of a Fence Exception from the City Council.

SECTION 7. The terms and provisions of this Ordinance are severable and are governed by Section 1-4 of the Code of Ordinances of the City of Grand Prairie, Texas.

SECTION 8. A violation of this Ordinance is a misdemeanor punishable in accordance with Section 1-8 of the Code of Ordinances of the City of Grand Prairie, Texas. The penalty provided herein shall be cumulative of other remedies provided by State law, and the power of injunction as provided in Texas Local Government Code Section 54.016, as amended, may be exercised in enforcing this ordinance whether or not there has been a complaint filed.

SECTION 9. This Ordinance shall be in full force and effect from and after its passage, approval and publication.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, ON THIS THE 3RD DAY OF FEBRUARY 2026.

Ordinance No. #-2026

Zoning Case No. ZON-25-12-0042

Planned Development No. #