



**CITY OF GRAND PRAIRIE  
ORDINANCE**

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**MEETING DATE:** 02/03/2026

**REQUESTER:** Monica Espinoza, Administrative Supervisor

**PRESENTER:** Savannah Ware, AICP, Assistant Director of Planning & Development

**TITLE:** CPA-25-12-0024 - Comprehensive Plan Amendment - Hill Street Native Gardeners (City Council District 5). Comprehensive Plan Amendment to change the Future Land Use Map designation from Low Density Residential to Commercial/Retail/Office 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 amendment because the proposed use does not align with the Future Land Use Map (FLUM). However, 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.*

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**SUMMARY:**

Comprehensive Plan Amendment to change the Future Land Use Map designation from Low Density Residential to Commercial/Retail/Office 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 applicant is requesting a zoning change to construct a new plant nursery. The purpose of this request is to amend the Future Land Use Map to align with the proposed zoning change.

**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

**CONFORMANCE WITH THE COMPREHENSIVE PLAN:**

*Future Land Use Map*

The Future Land Use Map (FLUM) is designed to facilitate the efficient, sustainable, and fiscally sound development and redevelopment of Grand Prairie. The purpose of the FLUM is to serve as an outlook for the future use of land and the character of development in the community. The FLUM, along with other community objectives, is used to guide land use decisions. The FLUM designates this site area as Low Density Residential. The proposed use does not align with the current Future Land Use Map. However, the requested change is generally consistent with the existing zoning of the surrounding area.

The Commercial/Retail/Office FLUM designation is intended to provide for a variety of restaurants, shops, grocery stores, and personal service establishments. The following are policies to guide retail areas:

- Retail should be located in areas with high visibility.
- Retail uses should provide services to support neighboring residential areas.
- They should serve as a buffer and transition between higher and lower intensity uses.

**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 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.
- Staff is unable to support the amendment because the proposed use does not align with the Future Land Use Map. However, 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.*

**BODY:**

**AN ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS AMENDING THE 2021 FUTURE LAND USE MAP, A COMPONENT OF THE 2018 COMPREHENSIVE PLAN, TO CHANGE THE CLASSIFICATION OF APPROXIMATELY 1.57 ACRES, TRACTS 15, 16, 17, AND 18, MCKINNEY AND WILLIAMS SURVEY, ABSTRACT NO. 1003, CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, FROM LOW DENSITY RESIDENTIAL TO COMMERCIAL/RETAIL/OFFICE; AND MAKING THIS ORDINANCE CUMULATIVE; CONTAINING A SAVINGS CLAUSE; CONTAINING A SEVERABILITY CLAUSE; AND TO BECOME EFFECTIVE UPON ITS PASSAGE AND APPROVAL**

**WHEREAS**, Section 1.11.5.1 of the Unified Development Code of the City of Grand Prairie, Texas stipulates that the Planning and Zoning Commission shall conduct a public hearing and make recommendations to the City Council on amendments to the Comprehensive Plan; and

**WHEREAS**, Notice was given of a public hearing on proposed amendments to the Comprehensive Plan Amendment to be held by the Planning and Zoning Commission of Grand Prairie, Texas, in the City Hall Plaza Building, at 6:30 P.M. on January 13, 2026, such Notice of the time and place of such hearing having been given at least ten (10) days prior to such hearing by publication in the Fort Worth Star Telegram, Fort Worth, Texas, a newspaper of general circulation in such municipality; and

**WHEREAS**, after consideration of said amendment, the Planning and Zoning Commission of the City of Grand Prairie, Texas voted 7 to 0 to recommend to the City Council of Grand Prairie, Texas, that said Comprehensive Plan Amendment should be approved since its provisions are in the public interest and will promote the health, safety and welfare of the community; 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 P.M. on February 3, 2026, to consider the advisability of amending the Comprehensive Plan, 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, Fort Worth, Texas, a newspaper of general circulation in such municipality.

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

**SECTION 1.** The Future Land Use Map of the 2018 Comprehensive Plan for the City of Grand Prairie be amended, revised, and described as follows:

- A. Change the Future Land Use classification from Low Density Residential to Commercial/Retail/Office on approximately 1.57 acres of property, Tracts 15, 16, 17, and 18, McKinney and Williams Survey, Abstract No. 1003, City of Grand Prairie, Dallas County, Texas, said property being as described and depicted in Exhibit A – Boundary Description, attached hereto and incorporated herein.

**SECTION 2.** 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 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.** All ordinances or parts of ordinances not consistent or conflicting with the provisions of this Ordinance are hereby 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 5.** This ordinance shall be in full force and effect from and after its passage and approval.

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

**ORDINANCE NO. #-2026**  
**CASE NO. CPA-25-12-0024**