



**CITY OF GRAND PRAIRIE  
COMMUNICATION**

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**MEETING DATE:** 01/06/2026

**REQUESTER:** Monica Espinoza, Administrative Supervisor

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

**TITLE:** VCC-25-09-0003 - Fence Exception - Hill Street Screening Fence (City Council District 5). Exception to Required Fences in the Unified Development Code (UDC) 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. The western and northern property lines of 306 Hill Street, a 0.69-acre tract, McKinney and Williams Abstract No. 1003, City of Grand Prairie, Dallas County, Texas and the northern property line of 300 Hill Street, a 0.38-acre tract, McKinney and Williams Abstract No. 1003, City of Grand Prairie, Dallas County, Texas and 306 Hill Street, City of Grand Prairie, Dallas County, Texas (On December 9, 2025, the Planning and Zoning Commission recommended approval by a vote of 6-0)

**APPLICANT:** Sonja Spray

**RECOMMENDED ACTION:** Approve

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**SUMMARY:**

Exception to Required Fences in the Unified Development Code (UDC) 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. The western and northern property lines of 306 Hill Street, a 0.69-acre tract, McKinney and Williams Abstract No. 1003, City of Grand Prairie, Dallas County, Texas and the northern property line of 300 Hill Street, a 0.38-acre tract, McKinney and Williams Abstract No. 1003, City of Grand Prairie, Dallas County, Texas and 306 Hill Street, City of Grand Prairie, Dallas County, Texas.

**PURPOSE OF REQUEST:**

The applicant is requesting an exception to the requirement for a masonry screening wall along the northern property lines of 300 and 306 Hill Street and along the western property line of 306 Hill Street. Section 8.10.6 in Article 8 of the UDC states that an exception to the screening fence requirement may be granted by the City Council based on a recommendation from the Planning and Zoning Commission if one or more listed conditions are met. Section 8.10.6(E) of the UDC states that an exception for chain link or wood fences may be granted upon notification to property owners, which are adjacent to, or

directly across the street from said fence. (Staff has provided written notice to adjacent property owners.)

The applicant proposes to construct a 6- to 8-foot horizontal board-on-board cedar fence instead of the required masonry screening wall. As part of the request, the applicant has proposed a maintenance plan for the proposed fence that includes inspections for damage, annual cleaning, periodic clear sealing or staining, repairs as required, and replacement of the fence with a like or superior fence when the fence's conditions necessitate replacement.

The applicant intends to relocate her plant nursery and landscape company from Euless to Grand Prairie. This site will serve as the headquarters and the primary retail garden center for the company. The fence exception is requested in order to provide an attractive wood fence that is compatible with the surrounding neighborhood, is less imposing than a masonry wall, lowers the cost of the overall project, utilizes sustainable materials, and effectively screens adjacent residential properties from the nursery and storage areas. Additionally, there is a moderate amount of existing vegetation that will work in concert with the proposed wood fence to screen the neighborhood north of the site.

**RECOMMENDATION:**

- On December 9, 2025, the Planning and Zoning Commission recommended approval by a vote of 6-0.
- The Development Review Committee (DRC) recommends approval.