

**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, Grooming & Hygiene Salon, and CBD Shop.
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, 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 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.

- 5. Drive aisles, loading/unloading areas, and the dumpster approach shall be concrete paving. Parking areas may be an alternative paving if approved by the Public Health and Environmental Quality (PHEQ) and Engineering Departments.
- 6. Alternative paving areas, if approved, shall generally comply with the conceptual images shown in Exhibit C – Conceptual Design.
- 7. The architectural style, materials, and design shall generally comply with the conceptual images shown in Exhibit C – Conceptual Design.

**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.

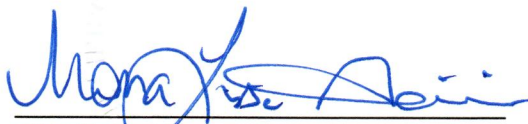
**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, ON THIS THE 3<sup>RD</sup> DAY OF FEBRUARY 2026.**


**ZONING CASE NO. ZON-25-12-0042  
PLANNED DEVELOPMENT NO. 474**

  
\_\_\_\_\_  
Ron Jensen, Mayor

**ATTEST:**

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
City Secretary

  
\_\_\_\_\_  
City Attorney



City of Grand Prairie  
Planning and Development

(972) 237-8255  
www.gptx.org

-  Location
-  Street Center Line
-  Parcels

The City of Grand Prairie has prepared maps for departmental use. These are not official maps of the City of Grand Prairie and should not be used for legal, engineering, or surveying purposes but rather for reference. These maps are the property of the City of Grand Prairie and have been made available to public based on the Public Information Act. The City of Grand Prairie makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or its interpretation. Utilization of this map indicates understanding and acceptance of this statement.



0 0.05 Miles

Grand  
Prairie  
TEXAS  
PLANNING  
Date: 12/9/2025

BEING a 80,596 square foot or 1.850 acre tract of land, situated in the McKinney & Williams Survey, Abstract Number 1003, in the City of Grand Prairie, County of Dallas, Texas, being all of Tracts 15 through 18, same being a property described in a Warranty Deed with Vendor's Lien to Carol A. Anderson, recorded in Volume 2005100, Page 4333, of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), Warranty Deed with Vendor's Lien to Carol A. Anderson, recorded in Volume 2004194, Page 5442 (O.P.R.D.C.T.), and Warranty Deed with Vendor's Lien to Carol A. Anderson, recorded in Instrument #201400201567 (O.P.R.D.C.T.), and being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod found (Controlling Monument) at the Southwest corner of a tract of land described as Tract 21, recorded in Warranty Deed with Vendor's Lien to Carol A. Anderson, recorded in Volume 2005100, Page 4333 (O.P.R.D.C.T.), and being the intersection of the North right of way line of Northwest 4th Street, a 40 foot right-of-way, with the North right of way line of Hill Street, a 60 foot right-of-way; from which a 1/2 inch iron rod found (Controlling Monument) at the Northwest corner of said Tract 21, bears North 04 degrees 46 minutes 37 seconds West, a distance of 188.00 feet;

THENCE North 85 degrees 13 minutes 23 seconds West, with the common line between said Tract 21 and the North right of way line of said Hill Street, a distance of 216.00 feet to a 1/2 inch iron rod set for the Southwest corner of said Tract 18, same being the Southeast corner of a tract of land described as Tract 19, recorded in Deed to Carol A. Anderson, recorded in Volume 2005100, Page 4333 (O.P.R.D.C.T.), same being THE POINT OF BEGINNING;

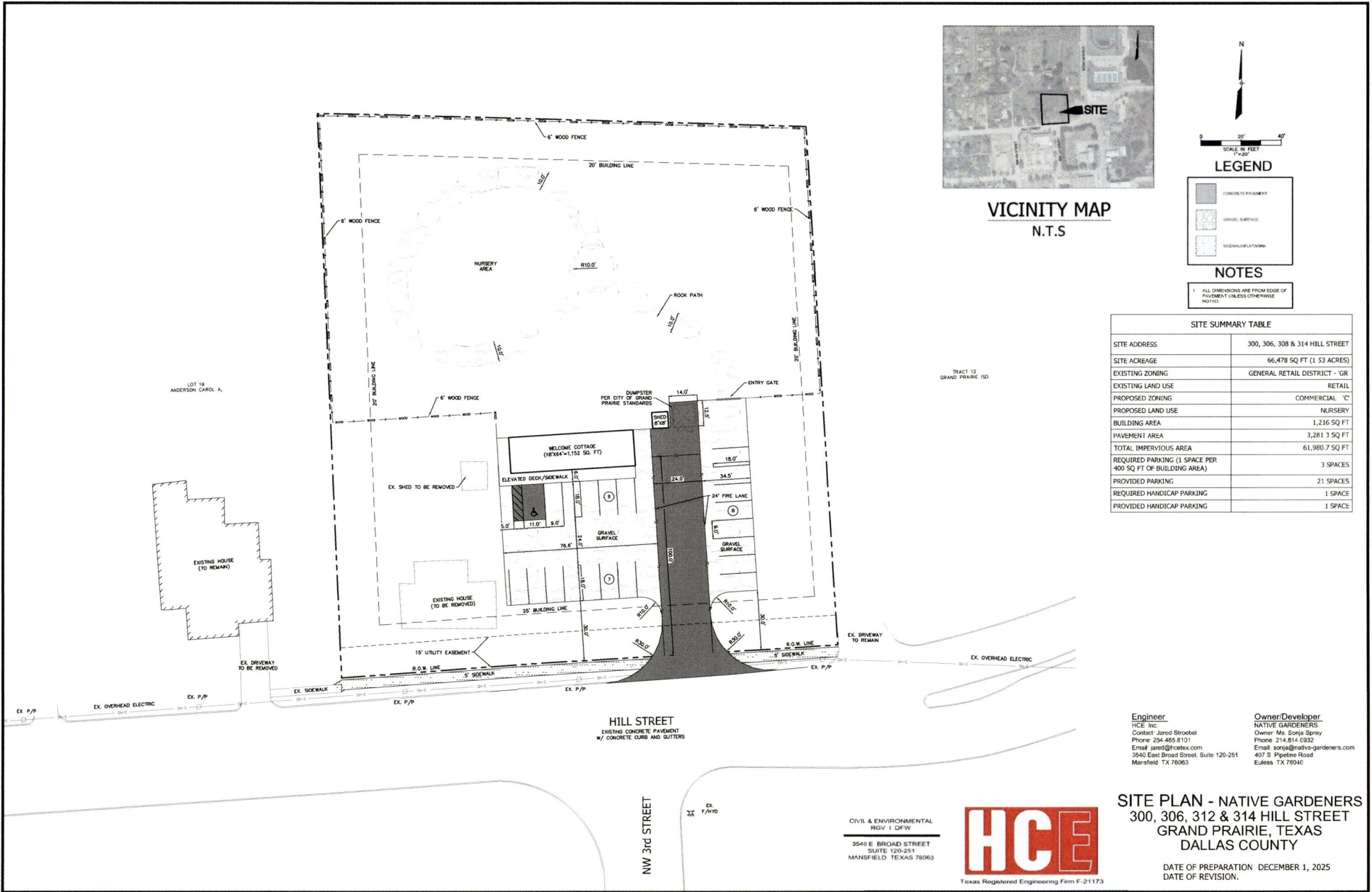
THENCE North 04 degrees 46 minutes 37 seconds West, with the common line between said Tract 18 and said Tract 19, a distance of 308.34 feet to a 1/2 inch iron rod set for the Northwest of said Tract 18 and the South line of a tract of land described as Lot 3, of Highland Hill Addition, recorded in Volume 13, Page 99, Map Records of Dallas County, Texas (M.R.D.C.T.);

THENCE North 89 degrees 23 minutes 21 seconds East, with the common line between said Tracts 15 through 18 and Lot 4, and said Lot 3, a distance of 270.72 feet to a 1/2 inch iron rod set at the Northeast corner of said Tract 15, same being the South line of a tract of land described as Lot 1, of Highland Hill Addition;

THENCE South 04 degrees 46 minutes 37 seconds West, with the common line between said Tract 15 and a tract of land described as Tract 12 of the Grand Prairie ISD, a distance of 288.67 feet to a 1/2 inch iron rod set for the common South Corner of said Tract 18, said Tract 12 and the North right of way line of said Hill Street;

THENCE South 85 degrees 13 minutes 23 seconds West, with the North right of way line of said Hill Street, a distance of 270.00 feet to the POINT OF BEGINNING, containing 80,596 square foot or 1.850 acres of land more or less.

Exhibit B - Concept Plan  
Page 1 of 1



**Engineer**  
HCE Inc.  
Contact: Jared Stroebel  
Phone: 254-458-8121  
Email: jared@roetex.com  
3540 East Broad Street, Suite 120-251  
Mansfield, TX 76063

**Owner/Developer**  
NATIVE GARDENERS  
Owner: Ms. Sonia Spry  
Phone: 214-814-0332  
Email: sonja@native-gardeners.com  
407 S Pipeline Road  
Euless, TX 76040

**SITE PLAN - NATIVE GARDENERS**  
300, 306, 312 & 314 HILL STREET  
GRAND PRAIRIE, TEXAS  
DALLAS COUNTY

DATE OF PREPARATION: DECEMBER 1, 2025  
DATE OF REVISION:

CIVIL & ENVIRONMENTAL  
REG. I. D.F.W.  
3540 E BROAD STREET  
SUITE 120-251  
MANSFIELD, TEXAS 76063



WELCOME COTTAGE



Ulrich Rocky Ridge Series



GREENHOUSE



Yoderbilt Legacy Series

# GRAVEL PARKING

