

**AN ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS, AMENDING THE ZONING ORDINANCE AND MAP TO REZONE 2.37 ACRES, TRACT 60, MCKINNEY & WILLIAMS SURVEY, ABSTRACT NO. 1003, AND TRACTS 14, 15, AND 16, JAMES G. STEVENS SURVEY, ABSTRACT NO 1674, CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, LOCATED AT 310 SW 3<sup>RD</sup> ST, FROM MULTI-FAMILY ONE (MF-1) DISTRICT TO A PLANNED DEVELOPMENT DISTRICT FOR MULTI-FAMILY ONE (MF-1) WITH A FUNERAL HOME; 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; CONTAINING A PENALTY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE**

**WHEREAS**, the owners of the property described herein below filed application with the City of Grand Prairie, Texas, petitioning an amendment of the Zoning Ordinance and map of said city so as to rezone and reclassify said property from its classification of Multi-family One (MF-1) District to a Planned Development District for Multi-Family One (MF-1) with a Funeral Home; and

**WHEREAS**, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on August 25, 2025, 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 9-0 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 Multi-family One (MF-1) District to a Planned Development District for Multi-Family One (MF-1) with a Funeral Home; 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 September 2, 2025, 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 Multi-family One (MF-1) District to a Planned Development District for Multi-Family One (MF-1) with a Funeral Home; 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 2.37 acres of property located at Tract 60, McKinney & Williams Survey, Abstract No. 1003, and Tracts 14, 15, and 16, James G. Stevens Survey, Abstract No. 1674, City of Grand Prairie, Dallas County, Texas, and addressed as 310 SW 3rd Street, from its classification of Multi-family One (MF-1) District to a Planned Development District for Multi-Family One (MF-1) with a Funeral Home, said property being described and depicted in Exhibit A – Location Map, and Exhibit B – Boundary Description, attached hereto and incorporated herein

**SECTION 2.** The intent of this ordinance is to establish a Planned Development (PD) District with Multi-Family One (MF-1) base zoning designation and permit a funeral home as a use by-right within this PD District.

- A. Any zoning, land use requirements and restrictions not contained within this Planned Development Ordinance shall conform to those requirements for Multi-Family One (MF-1) District in the Unified Development Code (UDC), as amended.

**SECTION 3.** All ordinance 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 4.** 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 5.** Development shall conform to all applicable development standards for Multi-family One (MF-1) as specified in 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 terms and provisions of this Ordinance are severable and are governed by Section 1-4 of the Code of Ordinance of the City of Grand Prairie, Texas.

**SECTION 7.** 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.

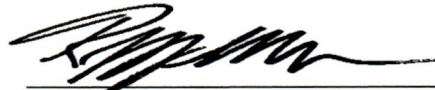
**SECTION 8.** This ordinance shall be in full force and effect from and after its passage, and approval.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, THIS 2<sup>ND</sup> DAY OF SEPTEMBER 2025.**

**CASE NO. ZON-25-06-0021**

**PLANNED DEVELOPMENT NO. 469**

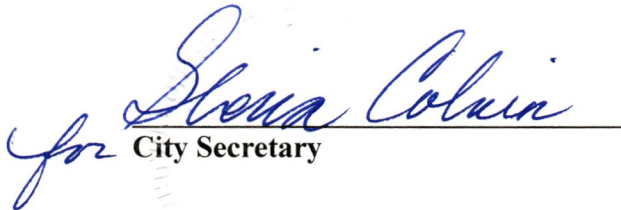
**APPROVED:**

A handwritten signature in black ink, appearing to read "Ron Jensen", written over a horizontal line.

**Ron Jensen, Mayor**

**ATTEST:**

**APPROVED AS TO FORM:**

A handwritten signature in blue ink, appearing to read "Gloria Colvin", written over a horizontal line. To the left of the signature is the word "for" in a cursive script.

**City Secretary**

A handwritten signature in blue ink, written over a horizontal line.

**City Attorney**



# Exhibit A- Location Map

## Page 1 of 1

CASE LOCATION MAP  
ZON-25-06-0021  
310 SW 3RD ST



-  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 the 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: 7/1/2025



## LEGAL DESCRIPTION FOR 310 S.W. 3RD STREET

BEING A LOT TRACT OR PARCEL OF LAND SITUATED IN THE CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, SAID TRACT BEING OUT OF THE JAMES G. STEVENS SURVEY, ABSTRACT NO. 1674 AND THE MCKINNEY AND WILLIAMS SURVEY, ABSTRACT NO. 1003, DALLAS COUNTY, TEXAS SAID PROPERTY BEING CONVEYED TO THE FIRST PRESBYTERIAN CHURCH OF GRAND PRAIRIE BY FIVE DEEDS RECORDED IN VOLUME 3317 PAGE 19, VOLUME 4439 PAGE 250, VOLUME 4914, PAGE 402, VOLUME 5101 PAGE 635 AND VOLUME 5103 PAGE 441 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A PK NAIL IN ASPHALT ON THE EAST LINE OF SW THIRD STREET, SAID POINT ALSO BEING THE NORTHWEST CORNER OF A TRACT CONVEYED TO THE CITY OF GRAND PRAIRIE AS RECORDED IN INSTRUMENT NO. 202500107705 OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, (OPRDCT) SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THIS;

THENCE WITH THE EAST LINE OF SAID SW THIRD STREET, N04°47'52"W A DISTANCE OF 365.00 FEET TO A PK NAIL SET IN ASPHALT AND BEING IN THE SOUTH LINE OF GRAND PRAIRIE ROAD AND BEING THE NORTHWEST CORNER OF THIS;

THENCE WITH THE SOUTH LINE OF SAID GRAND PRAIRIE ROAD, N86°30'18"E A DISTANCE OF 300.38 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF A TRACT CONVEYED TO ROSALBA MUNOZ AS RECORDED IN FILE NO. 201200004958 OPRDCT, AND BEING THE NORTHEAST CORNER OF THIS;

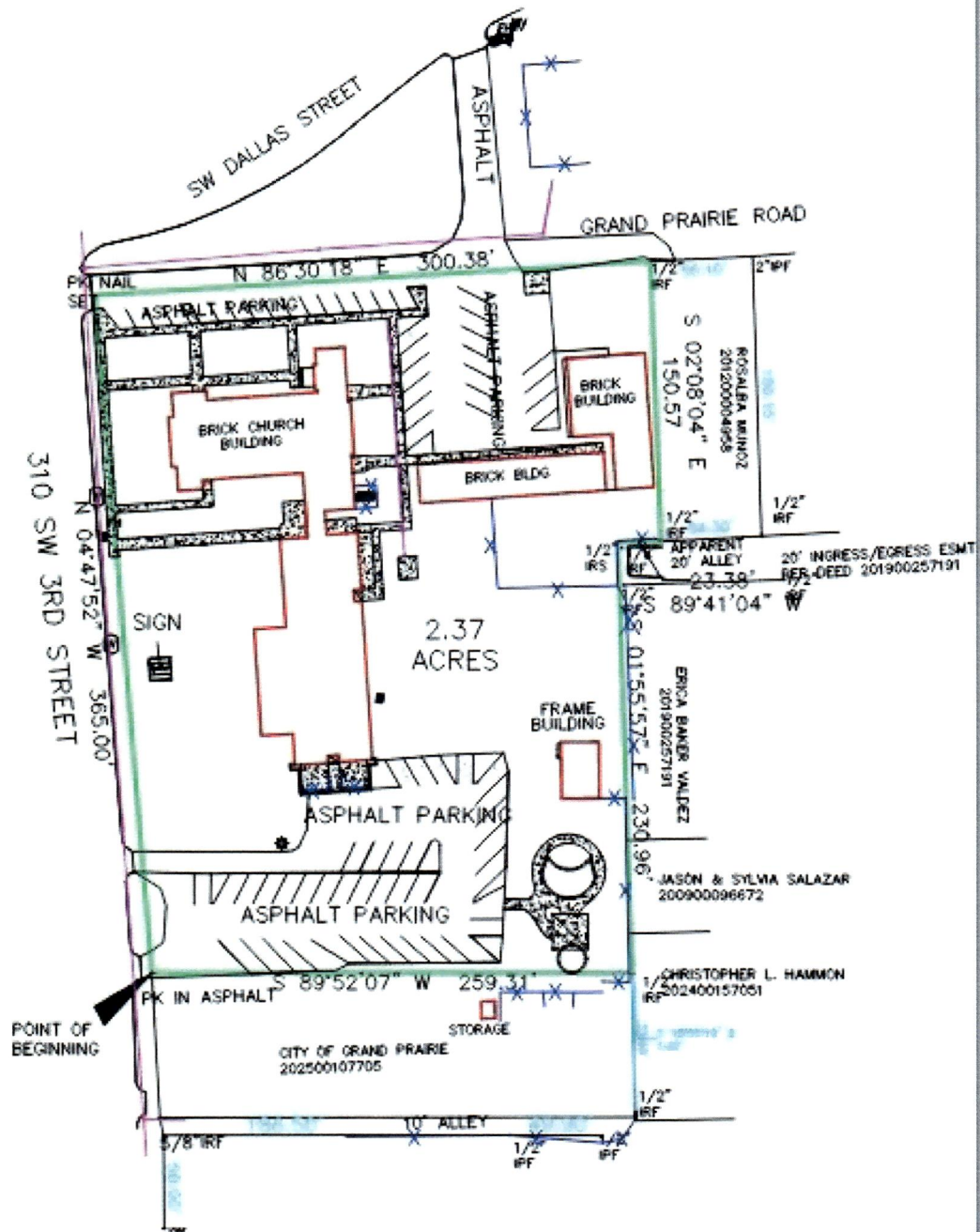
THENCE S02°08'04"E, WITH THE COMMON LINE OF THE MUNOZ TRACT, A DISTANCE OF 150.57 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AND BEING THE SOUTHWEST CORNER OF SAID MUNOZ TRACT AND THE NORTHERLY LINE OF A 20 FOOT ROAD AND A NORTHERLY SOUTHEAST CORNER OF THIS;

THENCE S89°41'04"W WITH THE NORTHERLY LINE OF SAID ROAD A DISTANCE OF 23.38 FEET TO A 1/2" IRON ROD SET FOR CORNER AND BEING AN ELL CORNER IN THIS;

THENCE S01°55'57"E WITH THE WEST LINE OF A TRACT CONVEYED TO ERICA BAKER VALDEZ AS RECORDED IN FILE NO. 201900257191 AND JASON AND SYLVIA SALAZAR AS RECORDED IN INSTRUMENT NO. 200900096672 AND CHRISTOPHER L. HAMMON AS RECORDED IN INSTRUMENT NO. 202400157051 OPRDCT, A TOTAL DISTANCE OF 230.96 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID CITY OF GRAND PRAIRIE TRACT AND BEING THE SOUTHEAST CORNER OF THIS;

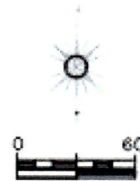
THENCE WITH THE COMMON LINE OF THE CITY OF GRAND PRAIRIE TRACT, S89°52'07"W A DISTANCE OF 259.31 FEET TO THE PLACE OF BEGINNING AND CONTAINING 2.37 ACRES OF LAND, MORE OR LESS.

SURVEY PLAT COPYRIGHT DATE 6-24-2025




BASIS OF BEARING

1. BEARINGS SHOWN HEREON ARE REFERENCED TO TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT.
2. ALL AREAS SHOWN HEREON ARE CALCULATED BASED ON SURFACE MEASUREMENTS
3. ALL DISTANCES ARE MEASURED IN US SURVEY FEET.




LEGEND	
	POWER POLE
	WOOD DECK
	SEPTIC LINES
	AC PAD
	CONCRETE
	GRAVEL
	BRICK
	COVERED AREA
	GAS METER
	FIRE HYDRANT
	BUTANE TANK
	PROPERTY LINE
	FENCE
	BUILDING LINE
	EASEMENT LINE
	IRON ROD FOUND
	IRON ROD SET
	POWER LINE
	NOT TO SCALE
	UTILITY PEDESTAL
	BLACK BOX
	UTILITY EASEMENT
	WATER METER
	BUILDING

**JIMMY W. POGUE, INC.**  
"Registered Professional Land Surveyors"  
FIRM NO. 101219-00  
5011 Sweetwater Drive (214) 371-0666  
Midland, Texas 79705  
Jimmy D. Woodard R.P.L.S. No. 5398

G.F. Number: 2519811-CHDA/TITLE CONVEYANCE INDEPENDENCE TITLE  
Certified to: INTERNATIONAL FUNERAL HOME, LLC  
Job Number: 132595 Date: 6-24-2025  
PAGE 2 OF 2

ACCEPTED BY:

Surveyor's Seal and Signature:   
THIS SURVEY MADE WITH EMBOSSED SEAL