



**CITY OF GRAND PRAIRIE
ORDINANCE**

MEETING DATE: 08/05/2025

REQUESTER: Monica Espinoza, Administrative Supervisor

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

TITLE: ZON-25-06-0021 - Zoning Change – 310 SW 3rd St. (City Council District 5). Zoning Change from Multi-Family One (MF-1) to General Retail (GR) on 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, zoned MF-1, and addressed as 310 SW 3rd Street (On July 14, 2025, the Planning and Zoning Commission recommended approval by a vote of 8-0)

APPLICANT: Rene Sanchez

RECOMMENDED ACTION: Staff is unable to recommend approval of this request since the proposed zoning district is inconsistent with the FLUM.

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 Multi-Family One (MF-1) to General Retail (GR) on 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, zoned MF-1, and addressed as 310 SW 3rd Street.

PURPOSE OF REQUEST:

The purpose of the request is to rezone the property to allow for a funeral home use at this location. The property is currently zoned Multi-family One (MF-1) district, which does not allow for a Funeral Home use. The proposed zoning district is General Retail (GR), which does allow a Funeral Home use.

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	Central Area	Undeveloped Land
South	Multi-Family One/ 2F	Community Garden/ Single-Family Residence
West	Multi-Family One	Single- Family Residential
East	General Retail	Single- Family Residential

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 2018 Comprehensive Plan’s Future Land Use Map (FLUM) designates this location as Medium Density Residential. The proposed zoning is not consistent with the FLUM. A request to change the FLUM to Commercial/Retail/Office is under concurrent review (Case Number CPA-25-06-0012).

ANALYSIS:

The proposed use is inconsistent with the FLUM. The General Retail zoning district will allow for more flexibility at the site while still limiting more intensive uses to the Specific Use Permit process. While the applicant’s proposed operations are not a significant change from the current church operations, a change in zoning to General Retail has the potential to introduce a wider array of uses permitted within the district. No changes are proposed to the existing building.

VARIANCES:

The applicant is not requesting any variances.

PUBLIC NOTICE:

Notice of this item was published in the Fort Worth Star Telegram and letters were provided to 51 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: One (1)

RECOMMENDATION:

- On July 14, 2025, the Planning and Zoning Commission recommended approval by a vote of 8-0
- Staff is unable to recommend approval of this request since the proposed zoning is inconsistent with the FLUM. *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 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 3RD ST, FROM MULTI-FAMILY ONE (MF-1) DISTRICT TO GENERAL RETAIL (GR) DISTRICT; 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 General Retail (GR) District; and

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on July 14, 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 8-0 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 General Retail (GR) District; 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 August 5, 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 General Retail (GR) District; 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 General Retail (GR) District, said property being described and depicted in Exhibit A – Location Map, and Exhibit B – Boundary Description, attached hereto and incorporated herein.

SECTION 2. 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 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) District as specified in Article 4 - “Permissible Uses” of the Unified Development Code of the City of Grand Prairie, Texas, as amended.

SECTION 5. Development shall conform to all applicable development standards for General Retail (GR) 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 136 Item 20. Page 7 of 7 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 5TH DAY OF AUGUST 2025.

ORDINANCE NO. X-2025
CASE NO. ZON-25-06-0021