



Applicant Narrative
Specific Use Permit for MEI Industrial Solutions
502. W. Oakdale Road

MEI Industrial Solutions (“MEI”) is interested in relocating their Rigging and Crating service operation from Grapevine to 502. W. Oakdale Road in Grand Prairie. MEI is a specialty contractor, providing value-add services in the areas of machinery moving, specialty crating and packaging, specialized transportation and delivery/installation services. MEI operations is classified as a Contractor Shop/Outdoor Storage, which is normally permitted by right in the Light Industrial District. Since the property is also in the SH-161 Overlay, a Specific Use Permit is required. Please refer to the Operations Plan and site plan for additional information enclosed.

Zachry Construction currently operates from 502 W. Oakdale Road. Zachry Construction have recently consolidated operations to the back portion of the property. The consolidation will allow MEI to move into the front 10.6-acre portion of the 19.2-acre property. MEI would use the two buildings and office trailers noted on the site plan, as well as the outside areas for staging and storage. The main access point to Oakdale will be the primary drive located in the center of the property.

MEI’s operations involve the outside storage of large equipment and machinery. MEI receives components that are temporarily stored on-site until they are prepped and delivered to construction sites. MEI uses specialized equipment to deliver customer equipment for installation at its final destination. The primary operations, including staging and storage, happen outside, while the two buildings would be used for office operations, and to service MEI’s specialty vehicles used to move customer equipment.

MEI’s operation is compatible with the surrounding zoning and land uses. The Oakdale corridor is somewhat isolated with strictly industrial and commercial operations. MEI’s business aligns with the Future Land Use Map, calling for Light Industrial uses. The immediate area contains several industrial, freight and warehousing, and contractor businesses that have large amounts of outdoor storage of materials, equipment and large vehicles. The subject property has an 8-foot tall solid wood fence in the front yard that screens much of the on-site operations from the public view.