



**CITY OF GRAND PRAIRIE
ORDINANCE**

MEETING DATE: 07/14/2025

REQUESTER: Monica Espinoza, Administrative Supervisor

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

TITLE: SUP-25-06-0020 - Specific Use Permit - MEI Industrial Solutions (City Council District 1). Specific Use Permit for a contractor shop with outside storage with heavy equipment in an existing industrial development on 19.27 acres. Lot 1, Block 1, Zachary Addition, City of Grand Prairie, Dallas County, zoned Light Industrial (LI) District, within SH 161 Corridor Overlay, and addressed as 502 W Oakdale Rd (On June 23, 2025, the Planning and Zoning Commission recommended approval by a vote of 7-0)

APPLICANT: Maxwell Fisher, ZoneDev

RECOMMENDED ACTION: Approve with Conditions

SUMMARY:

Specific Use Permit for a contractor shop with outside storage with heavy equipment in an existing industrial development on 19.27 acres. Lot 1, Block 1, Zachary Addition, City of Grand Prairie, Dallas County, zoned Light Industrial (LI) District, within SH 161 Corridor Overlay, and addressed as 502 W Oakdale Rd.

PURPOSE OF REQUEST:

The applicant wishes to operate a Contractor Shop with Outside Storage with Heavy Equipment at 502 W Oakdale Rd. The purpose of this request is to obtain City Council approval of a Specific Use Permit in order to operate the proposed use.

The purpose of the Specific Use Permit (SUP) process is to identify and evaluate those uses which might be appropriate within the zoning district and surrounding land uses. When assessing the SUP request, City Council can impose any necessary conditions and restrictions to mitigate impacts upon the surrounding area. The conditions imposed can range from hours of operations, limits on future expansions, and a maximum number of pupils during certain hours.

ADJACENT LAND USES:

The following table summarizes the zoning designation and existing use for the surrounding properties.

Table 1. Adjacent Zoning and Land Use

Direction	Zoning	Existing Use
North	PD-221	Trucking Facility
South	PD-39	Contractor Shop with Outside Storage
West	Light Industrial	Undeveloped
East	Light Industrial	Undeveloped

PROPOSED USE CHARACTERISTICS AND FUNCTION:

The applicant is proposing to operate a Contractor Shop with Outside Storage with Heavy Equipment at the front portion of 502 W. Oakdale Rd. Zachary Construction, the existing business at this location, is consolidating its operations and is moving its activities to the rear of the property as shown on the proposed site plan.

MEI Industrial Solutions (MEI) is relocating from another city to 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’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) will take place outside, while the two existing buildings will be used for office operations, and to service MEI’s specialty vehicles used to move customer equipment.

The applicant is not proposing site improvements (except for gates and fencing) and plans on utilizing the existing structures for business operations. Existing office trailers will be relocated on the site to better accommodate operations. The locations proposed for assembly, staging, and storage of equipment and materials consist of gravel areas. Asphalt driveways and concrete/asphalt parking areas are provided. The site has an existing 8 ft. wooden fence and an existing 12 ft. wooden gate across the site’s main access point that substantially screens the outside storage areas from view from W. Oakdale Rd. A new manual swing gate is proposed at the secondary access point on the east side of the property. The secondary access point will be utilized for Zachary Construction’s operations. Additionally, a fence is proposed between the portion of the lot to be used by Zachary Construction.

RECOMMENDATION:

- On June 23, 2025, the Planning and Zoning Commission recommended approval with the following conditions by a vote of 7-0:
 1. Development of the property and delineation of uses shall generally comply with proposed site plan.
 2. The applicant shall provide a dumpster enclosure measuring a minimum 12 ft. x 12 ft. (inside measurements) that complies with Article 8 of the UDC.
- The Development Review Committee (DRC) recommends approval with the following conditions:
 1. Development of the property and delineation of uses shall generally comply with proposed site plan.

2. The applicant shall provide a dumpster enclosure measuring a minimum 12 ft. x 12 ft. (inside measurements) that complies with Article 8 of the UDC.
3. Expansion of parking areas beyond what is depicted in Exhibit B – Site Plan, shall comply with paving standards as determined by Engineering and PHEQ Departments.

BODY:

AN ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS AMENDING THE ZONING ORDINANCE AND MAP BY SHOWING THE LOCATION, BOUNDARY, AND USE OF CERTAIN PROPERTY FOR A SPECIFIC USE PERMIT FOR A CONTRACTOR SHOP WITH OUTSIDE STORAGE WITH HEAVY EQUIPMENT ON LOT 1, BLOCK 1, ZACHARY ADDITION, CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS; SAID ZONING MAP AND ORDINANCE BEING NUMBERED ORDINANCE NUMBER 4779 AND PASSED ON NOVEMBER 20, 1990; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING A PENALTY; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE AFTER PUBLICATION

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 amend the zoning designation of said site to include a Specific Use Permit for a Contractor Shop with Outside Storage with Heavy Equipment;

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said SUP amendment on June 23, 2025, after written notice of such public hearing before the Planning and Zoning Commission on the proposed Specific Use Permit had been sent to owners of real property lying within 300 feet of the property on which the creation of a Specific Use Permit Amendment for a Contractor Shop with Outside Storage with Heavy Equipment 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 to 0 to recommend to the City Council of Grand Prairie, Texas, that said Zoning Ordinance and Map be amended to allow a Specific Use Permit for a Contractor Shop with Outside Storage with Heavy Equipment; 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 4:30 o'clock P.M. on July 14, 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, Fort Worth, 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 Specific Use Permit and the City Council of the City of Grand Prairie, Texas, being informed as to the location and nature of the specific 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 to the extent that a specific use may be made of said property as herein provided 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 Unified Development Code 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..."

passed and approved November 20, 1990, as amended, is hereby further amended to approve a Specific Use Permit for a Contractor Shop with Outside Storage with Heavy Equipment on Lot 1, Block 1, Zachary Addition, City of Grand Prairie, Dallas County, Texas, as depicted in Exhibit A – Location Map, attached hereto and incorporated herein.

SECTION 2. The purpose of this Ordinance is to provide the appropriate restrictions and development controls that ensure this Specific Use Permit is compatible with the surrounding development and zoning and to also ensure that the development complies with the City's Comprehensive Plan and Unified Development Code. The following standards and conditions which are hereby established as part of this ordinance:

1. The development and operations shall adhere to the City Council approved Exhibit B - Site Plan, and Exhibit C - Operations Plan, attached hereto and incorporated herein.
2. Development of the property and delineation of uses shall generally comply with Exhibit B – Site Plan.
3. The applicant shall provide a dumpster enclosure measuring a minimum 12 ft. x 12 ft. (inside measurements) that complies with Article 8 of the Unified Development Code.
4. Expansion of parking areas beyond what is depicted in Exhibit B – Site Plan, shall comply with paving standards as determined by the City's Engineering and Public Health and Environmental Quality (PHEQ) Departments.

SECTION 3. That, all development shall conform to the approved site plan.

1. This Specific Use Permit shall run with the land and therefore may be transferred from owner to owner; however, each new owner shall obtain a new Certificate of Occupancy.

2. The Certificate of Occupancy shall note the existence of this Specific Use Permit by its number and title.

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. 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 6. All ordinances or parts of ordinances in conflict herewith are specifically repealed.

SECTION 7. 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, THIS THE 14TH OF JULY 2025.

SPECIFIC USE PERMIT NO. #
CASE NO. SUP-25-06-0020
ORDINANCE NO. #-2025