

**Excerpt from Draft Minutes  
Planning & Zoning Commission  
Meeting of February 5, 2026**



**Briefing Session and Meeting**

A meeting of the City of Carrollton Planning & Zoning Commission was held on Thursday, February 5, 2026 at 6:30 p.m. in the Council Chambers at City Hall.

**Commission Members Present:**

Scott Windrow, Chair  
Kathleen Foster  
Jim Doyle, 1st Vice Chair  
Al Overholt  
Rusty Pendleton, Vice Chair  
Terry Sullivan  
Lou Sartor

**Commission Members Absent:**

Dave Hermon  
Greg Kramer

**Alternate:**

Neil Anson

**Staff Members Present:**

Loren Shapiro, Planning Manager  
Michael McCauley, Senior Planner  
Shad Roten, Planner  
Ed Green, Interim Director of Dev. Svcs.  
Lydia Tormos, Planning Technician

Sandra Saucedo, Utility Cust. Svc. Supervisor  
Matthew Graham, Fire Marshal  
Parisa Sadeghi, Plans Examiner  
Joe Haefner, Asst. City Attorney  
John Romberger, Transportation Engineer

*(Note: \* = designation of a motion)*

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## PUBLIC HEARING

4. Hold A Public Hearing To Consider An Ordinance Amending The Zoning To **Establish A Special Use Permit To Allow “Other Motor Vehicle Sales”** Located At 1519 West Belt Line Road, And Zoned For The (LI) Light Industrial District; Amending The Official Zoning Map Accordingly. **Case No. PLSUP 2025-163 Romco Auto Sales.** Case Coordinator: Shad Rhoten.

Shad Rhoten, Planner, presented this item. He reviewed a site location and zoning map, adding that the business is located on the south side of Belt Line Road and west of Interstate 35. The existing zoning on the majority of the property is Light Industrial.

Mr. Rhoten advised this is for an existing business that sells construction-type equipment. They wish to add concrete mixing units to the inventory which requires a special use permit (SUP). A photo of a concrete mixing unit was provided. Mr. Rhoten advised that approval of this SUP satisfies the Department of Motor Vehicles’ requirements and Carrollton’s zoning requirements.

Mr. Rhoten stated that there would be no more than five of the concrete mixing unit vehicles on-site and provided a conceptual site plan reflecting the storage area for the vehicles. No public comments were received. He advised that staff is recommending approval with the stipulation of displaying the vehicles only in the storage area.

Chair Windrow asked if the applicant is present and would like to speak.

Applicant, Jerilyn Freeman, 1519 W. Belt Line Road, stated she is representing the owner of Romco Auto Sales. She advised that limited traffic is on-site, with sales of vehicles occurring at customer locations.

Chair Windrow opened the public hearing. There were no speakers.

- \* ***Commissioner Foster moved to close the public hearing and approve Case No. PLSUP 2025-163 Romco Auto Sales with stipulations; second by Commissioner Pendleton. The motion was approved with a vote of 7-0 (Hermon & Kramer absent).***