

**DRAFT Minutes
City of Carrollton
Planning & Zoning Commission
July 2, 2026**

A meeting of the City of Carrollton Planning & Zoning Commission was held on Thursday, July 2, 2026 at 6:30 p.m. in the Council Chambers at City Hall, 1945 E. Jackson Rd., Carrollton, Texas.

Commission Members Present:

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

Commission Members Absent:

None

Alternate:

Neil Anson

Staff Members Present:

Loren Shapiro, Planning Manager
Michael McCauley, Senior Planner
Emily Offer, Senior Planner
Shad Rhoten, Planner
Lydia Tormos, Planning Technician
Ed Green, Dir. of Development Services
Thomas Woods, Chief Plans Examiner
Joe Haefner, Assistant City Attorney
Matthew Graham, Fire Marshal
John Romberger, Transportation Engineer

Guests Present:

Nancy Cline, Council Observer

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

7. Hold A Public Hearing To Consider An Ordinance Amending The Zoning To **Amend, Restate, And Replace Special Use Permit 508** To Allow Other Motor Vehicle Sales (Heavy Load Trucks) And To Revise Development Standards On An Approximately 8.79-Acre Tract Zoned (LI) Light Industrial District And Located At 1519 West Belt Line Road; Amending The Official Zoning Map Accordingly. **Case No. PLSUP 2026-104 Romco.** Case Coordinator: Shad Rhoten.

Shad Rhoten, Planner, presented this item. He reviewed that on March 3, 2026 City Council approved Special Use Permit 508 and the applicant is now requesting to amend that SUP to allow additional/alternative vehicle types for sale. A pictorial representation of other types of vehicles, such as cement trucks and water trucks, was provided.

Mr. Rhoten reviewed the conceptual site plan. He stated that no public comments have been received. He said that this area is in an industrial area and staff is recommending approval with stipulations. He added that nothing else is changing; the display area is as previously approved and the number of vehicles on display (5) will not change.

Commissioner Doyle asked about the allowable vehicle weight. Mr. Rhoten said that the gross vehicle weight is 7,500 pounds.

Commissioner Sullivan asked about the screening wall height. Mr. Rhoten said that it already exists and no modification is requested.

Commissioner Overholt expressed concern regarding the maximum weight of the vehicles. The applicant responded that they are asking to expand the line of trucks they would like to sell and they would not be loaded, only empty.

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

- * ***Commissioner Hermon moved to close the public hearing and approve Case No. PLSUP 2026-104 Romco with stipulations; second by Commissioner Pendleton. The motion was approved with a unanimous 9-0 vote.***