

SPECIAL USE PERMIT

Case Coordinator: Shad Rhoten

GENERAL PROJECT INFORMATION**SITE ZONING:** (LI) Light Industrial District with SUP-508

	<u>SURROUNDING ZONING</u>	<u>SURROUNDING LAND USES</u>
NORTH	(LI) Light Industrial District	Warehouse and Manufacturing
SOUTH	(LI) Light Industrial District / (SF - 12/20) Single-Family Residential District	Warehouse / Cemetery
EAST	(LI) Light Industrial District with SUP 393	Gas Station, Gas and Propane Storage Above Ground
WEST	(LI) Light Industrial District with SUP-159	Place of Worship and Child Day Care Services
REQUEST:	Amend SUP-508, Ordinance 4303 for “Other Motor Vehicle Sales” to allow the sale of alternate heavy load vehicles in addition to the approved Concrete Mixing Units	
PROPOSED USE:	Heavy load truck and equipment sales and rental business	
ACRES/LOTS:	Approximately 8.79-acres / 1 lot	
LOCATION:	1519 West Belt Line Road	
HISTORY:	The property was platted as Church on the Rock-North Third Addition, Block A, Lot 1 in 2011. Romco Equipment (current business/landowner) developed the property in 2017. SUP-508, Ordinance 4303 was approved in March 3, 2026 to allow for “Other Motor Vehicle Sales”, for Volumetric Concrete Mixing Units only.	
COMPREHENSIVE PLAN:	Industrial	
TRANSPORTATION PLAN:	Belt Line Road is classified as an Arterial Six-Lane Divided (A6D).	
OWNER:	Carrollton RGM LLC / ROMCO Equipment Co, LLC	
REPRESENTED BY:	Jerilyn Freeman / ROMCO Equipment Co, LLC	

STAFF ANALYSIS

REQUEST

This request is for an amendment to SUP-508, Ordinance No. 4303, to modify the permitted use and associated development standards. The applicant seeks to expand the scope of the existing Specific Use Permit to allow the sale of additional heavy load truck types, including asphalt distributors and water trucks, in addition to the volumetric concrete mixing units currently approved under SUP-508.

Ordinance Requirements

The property is zoned as (LI) Light Industrial District. A Special Use Permit is required for “Other Motor Vehicle Sales” within the (LI) Light Industrial District in conformance with Article 5 of the CZO.

The current Special Use Permit (SUP-508), approved March 3, 2026 allows “other motor vehicle sales” for volumetric concrete mixing units only.

ELEMENTS TO CONSIDER

1. The volumetric concrete mixing units, asphalt distributors and water trucks are defined by Article 35 of Carrollton’s Comprehensive Zoning Ordinance (CZO) as a Heavy Load Truck.
2. Romco Equipment has been operating at this location since 2017 and provides various commercial and industrial equipment for sale, rental and lease.
3. All storage and display of the heavy load trucks shall be in conformance with the conceptual site plan.
5. The applicant is not requesting to increase the total number of vehicles on site, approved under SUP-508 which will remain as no more than 5 heavy load trucks. Instead, ROMCO is requesting additional heavy load truck types, including asphalt distributors and water trucks, as SUP-508 only allows volumetric concrete mixing units.
6. No site modifications are proposed as part of this amendment. The request is limited solely to the expansion of permitted vehicle types.
7. No public comments have been received at the time of this writing.

PURPOSE OF THE SPECIAL USE PERMIT

The purpose of the Special Use Permit is to authorize and regulate uses which may be beneficial in a specific instance to the general welfare of the community yet ensure that such uses are not detrimental to surrounding property and are consistent with the stated purpose of the zoning

district in which such uses are located regarding conditions of operation, location, arrangement and construction.

CONCLUSION

Staff believes the development proposal will not be detrimental to the surrounding properties and is consistent with the purpose of the zoning district in which such uses are found, subject to stipulations.