



MINUTES

Planning Commission Meeting: December 8, 2025

Application:	SU25-0005: Request for approval of a special use permit for Motor Vehicle Sales (golf and utility carts) for McCoy Custom Carts on approximately 1.30 acres, located at 19950 W. 161st Street.
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Taylor Vande Velde, Planner II, presented the request for a special use permit for motor vehicle sales, specifically for golf carts, at the subject property. She explained that the site, located west of U.S. 169 Highway and north of 161st Street, is surrounded by existing industrial uses. She stated that the property's zoning is M-2 (General Industrial), which allows motor vehicle sales with approval of a special use permit, and that the Future Land Use designation of Industrial and Greenways was compatible with the proposed use.

Ms. Vande Velde described the existing building and site layout, noting that the majority of the space would be used for warehousing and indoor storage of golf carts and supplies. She identified areas designated for a showroom and entrance, office space, and parking. She reported that no exterior building changes or additional landscaping were proposed and that existing landscaping would remain.

Ms. Vande Velde confirmed that all public notice requirements had been met, that no neighborhood meeting was required, and that neither staff nor the applicant had received public correspondence regarding the application.

Ms. Vande Velde stated that the applicant had requested a 10-year approval period for the special use permit. She explained that staff supported the request due to the industrial context of the site, limited visibility from major streets, and the fact that the golf carts would be stored indoors. She concluded by noting that staff recommended approval of Special Use Permit (SU25-0005) with stipulated conditions.

Chair Janner thanked Ms. Vande Velde and invited questions from the Commissioners.

Commissioner Terrones thanked staff for the presentation and asked for clarification regarding the stipulation requiring complete screening if outdoor storage were proposed. He inquired whether verification would be required to ensure compliance with the Unified Development Ordinance.

Ms. Vande Velde responded that any proposed outdoor storage would be required to be fully screened using landscaping, fencing, or another appropriate method and would be subject to staff review for compliance with the ordinance.

Chair Janner asked if there were additional questions.

Commissioner Breen asked whether this was the first special use permit application for the applicant at this property and requested clarification on what factors influenced the proposed 10-year approval period. He also asked whether approval durations were typically five years or varied on a case-by-case basis.

Ms. Vande Velde confirmed that this was the first special use permit application for the property. She explained that five years was the standard approval period unless otherwise requested; the applicant had requested a 10-year term. She stated that staff found the longer duration appropriate based on the site's industrial setting and surrounding development patterns. She added that other special use permits may receive shorter approval periods depending on context, allowing for more frequent review and potential adjustments to conditions.

Chair Janner opened the floor for Commissioner questions, but there were none. Chair Janner then asked whether there were any questions for the applicant. Hearing none, Chair Janner provided an overview of public hearing procedures.

Chair Janner then formally opened the public hearing for the request and noted that two speakers had signed up to speak.

Speaker #1, Mary Pacey, 11734 S. Deer Run Street, a resident of Foxfield Reserve, expressed concerns regarding traffic access to the area. She questioned why there were only two roadway entrances serving the development area and raised concerns about the impact of industrial truck traffic on nearby neighborhood streets. She described existing traffic congestion during school hours near Lone Elm Road, noting two nearby schools, and expressed concern that additional industrial traffic could exacerbate delays for local residents.

Speaker #2, Brian McCoy, 19950 W. 161st Street, owner of McCoy Custom Carts, thanked staff for their assistance during the review process. He clarified that his business was located in an industrial area where no residences were located on the same street. Mr. McCoy explained that outdoor storage of golf carts was not feasible due to security concerns and financing requirements, noting that the business relied on indoor storage within the existing 8,000-square-foot building. He stated that storing carts outdoors would present significant security risks and was not part of the business plan. He concluded by offering to answer any additional questions.

With no other speakers signed up to speak, **Chair Janner** asked for a motion to close the public hearing.

Commissioner Terrones moved to close the public hearing, and **Commissioner Chapman** seconded the motion. The motion to close the public hearing passed with a vote of 5 to 0.

Chair Janner called for any additional discussion on the item. Hearing none, he called for a motion on item SU25-0005.

Commissioner Chapman moved to approve SU25-0005 as recommended by staff, and **Commissioner Breen** seconded the motion. The motion passed 5 to 0 as follows.

A. Staff recommends approval of SU25-0005 with conditions, for the following reasons:

1. The proposal conforms to the Goals, Objectives and Policies of the Comprehensive Plan.
2. The proposal complies with the Unified Development Ordinance (UDO) criteria for considering special use permit requests.

B. Staff recommends approval of SU25-0005 subject to the following stipulations:

1. The special use permit allows motor vehicle sales for golf and utility carts only, to be stored and sold indoors only, and is valid for a period of ten (10) years following the date of Governing Body approval. The sale of any other type of motor vehicle is prohibited.
2. No outdoor storage of equipment or materials is permitted unless completely screened per UDO 18.30.130.