

MEMORANDUM

TO: Planning & Zoning Commission

FROM: Lauren Cook, Planner I

DATE: June 2, 2026

SUBJECT: **Public Hearing: Consideration of an Ordinance Granting a Special Use Permit for Automobile Repair (Minor) and Automobile Sales and Leasing; on a Portion of an Approximately 1.5871-Acre Tract, Legally Described as Lot 9, Block A, Fairway Business Park; Located at 1504 Eagle Court, Zoned Light Industrial District (LI); as Requested by Austin Rea, of Alltrades, on Behalf of Over-Under Racing LLC, the Tenant, and AIP Eagle Court, LLC, the Property Owner. (Case No. 26-03-6-SUP)**

BACKGROUND:

Over-Under Racing is a Go Kart part supplier that also performs repair services. Additionally, they sell ready-built go karts at this location. The business will operate from 10:00 AM to 5:00 PM Monday through Friday, and 12:00 PM through 4:00 PM on the weekend. They will not store any vehicles outside the premises. This type of business is considered an Automobile Sales and Leasing and Automobile Repair (Minor) in Lewisville's Unified Development Code.

Three previous SUPs were approved at this site. Ordinance No. 0317-21-SUP allowed Minor Automobile Services in suite 5 of the property and remains active. Ordinance No. 0712-24-SUP allowed for Automobile Repair (Minor) in no more than 1,800 contiguous square feet, and Ordinance No. 0719-24-SUP amended that ordinance to allow a second 1,800 contiguous square feet. One of these businesses has ceased operations, triggering the need for a new Special Use Permit. Additionally, an SUP is required for Automobile Sales and Leasing.

ANALYSIS:

Site, Landscaping and Building

The proposed business will be located in the Alltrades Industrial Park located off of Eagle Court. The Industrial Park was developed in 2019 and met all of Lewisville's development regulations. Over-Under Racing is not making any changes to the site and will only be operating in one of the tenant spaces. The site, landscaping and building will not be altered from what was approved in 2019. As a part of this Special Use Permit the applicant is committing to not storing any customer cars outside after business hours. No additional free-standing signage is proposed with this Special Use Permit.

Compatibility Criteria for Approval

Article III, Chapter 9, Section 2 of the UDC lists the criteria for approval for Special Use Permits. Staff's analysis for each criterion is outlined below:

A. Compatibility with surrounding uses and community facilities.

The surrounding uses and facilities are industrial, and the proposed use is consistent and compatible.

B. Compatibility with the comprehensive plan and any adopted long-range plans addressing the area.

Though the Lewisville 2025 vision plan calls for diverse and thriving neighborhoods in this location, the area is largely industrial with an adjacent electrical substation and rail line. Furthermore, the property is located off of a cul-de-sac and has minimal frontage and visibility on public rights-of-way.

C. Enhancement or promotion of the welfare of the area.

The proposed SUP will continue to promote the economic welfare of the area and allow similar uses to operate here without the need of additional Special Use Permits.

D. Whether the use will be detrimental to the public health, safety, or general welfare; and

Staff does not identify any negative impacts to the public health, safety, or general welfare.

E. Conformity with all zoning regulations and standards.

The physical site will remain largely unchanged. This is an appropriate location for minor automotive businesses

CITY STAFF'S RECOMMENDATION:

That the Planning & Zoning Commission recommend approval of the requested Special Use Permit as set forth in the caption above.