

March 24, 2026

City of Lewisville – Planning Department

151 W. Church Street

Lewisville, TX 75057

Statement of Expected Impact and Narrative

AIP Eagle Court, LLC

1504 Eagle Court, Suite 3

Lewisville, TX 75057

To whom it may concern,

Regarding the SUP application for 1504 Eagle Court, Suite 3, Over-Under Racing is a Go Kart parts supplier that also performs services on Go Karts. With the services offered, there will not be a negative impact in regards to an increase in transportation, police, education, water, sewer, or drainage demands. The use is not detrimental to public health, safety, or general welfare.

With the Lewisville 2025 Plan, the Vision Statement of what Lewisville wants to be like when it turns 100 and beyond is "a community characterized by diversity, connectivity, resource management and growth." Specifically, for growth, is attracting and welcoming businesses and residents. Over-Under Racing is based in Bartonville and is looking to move here to operate their business within the city and to be a member of the Lewisville business community.

1504 Eagle Court is zoned Light Industrial and is directly adjacent to other properties zoned Light Industrial to the north, south, east, and west. As an automotive display, sales and repair classification, the use is compatible with the zoning and would not negatively impact the development or neighboring properties. The hours of operation for Over-Under Racing are Monday - Friday from 10: 00AM- 5: 00PM and 12: 00PM- 4: 00PM on weekends. It will be prohibited for Go Karts being serviced to be stored outdoors.

Approval of the zoning case associated with this exhibit shall not imply approval of any associated study, plat or plan, approval of development standards shown heron, or the initiation of the development process. Planning and Zoning Commission and/ or City Council action on studies, plats or plans relating to the development of this property shall be considered as an action separate from action taken on this zoning case.

Sincerely,

X  \_\_\_\_\_

Austin Rea  
Property Management  
469-230-6405  
austin.rea@855alltrades.com