

## MEMORANDUM

**TO:** Claire Powell, City Manager

**FROM:** Richard E. Luedke, FAICP, Planning Director

**DATE:** July 6, 2026

**SUBJECT:** **Public Hearing: Consideration of an Ordinance of the Lewisville City Council Amending Ordinance No. 0712-24-SUP in Order to Expand the Special Use Permit Granted Thereby to Allow an Automobile Sales and Leasing Use on Portions of an Approximately 1.5871-Acre Tract, Legally Described as Fairway Business Park Addition, Lot 9, Block A, Located at 1504 Eagle Court, Save for the Portion of the Tract Specified by and Subject to Ordinance 0317-21-SUP, and Zoned Light Industrial (LI) District; Providing for a Repealer, Severability, a Penalty, and an Effective Date; as Requested by Under-Over Racing LLC on Behalf of 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 along with sales of ready-built go karts. Over-Under Racing is family-run small business based in Bartonville that is seeking to relocate to Lewisville, where it can continue operating and become part of the local business community. This business proposes to operate within a portion of the multi-tenant building located on the property and is considered an automobile sales and leasing use and also an automobile repair (minor) use in the Unified Development Code (UDC). Three previous Special Use Permits (SUPs) have been approved at this site. Ordinance No. 0317-21-SUP allowed an automobile repair (minor) use in suite 5 of the property and remains active. Ordinance No. 0712-24-SUP allowed for a second automobile repair (minor) use in no more than 1,800 contiguous square feet, and Ordinance No. 0719-24-SUP amended that ordinance to allow a third automobile repair (minor) use in another 1,800 contiguous square feet. An amendment to Ordinance No. 0712-24-SUP is required to allow for automobile sales and leasing. The Planning and Zoning Commission recommended unanimous approval (7-0) on June 2, 2026.

### **ANALYSIS:**

#### *Site, Landscaping and Building*

The proposed business will be located in the Alltrades Industrial Park located on Eagle Court. The industrial park was developed in 2019 and met all 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. The business will operate from 10:00 am to 5:00 pm Monday through Friday, and 12:00 pm through 4:00 pm on

weekends. The business will not store or display any vehicles outside the premises. No additional free-standing signage is proposed with this SUP.

*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 map shows diverse and thriving neighborhoods in this location. The area is largely industrial with an adjacent electrical substation and rail line. The use is compatible to the big move, Employment centers. The property is located on a cul-de-sac and has minimal frontage and visibility on public rights-of-way. In addition, the Lewisville 2035 draft map shows this area to be under Economic Engines and there is a focus on small business in this plan.

**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 SUPs.

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

Staff has not identified any negative impacts on 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 a business that offers minor automobile repair and

**CITY STAFF'S RECOMMENDATION:**

That the City Council approve the ordinance as set forth in the caption above.