

MEMORANDUM

TO: Planning & Zoning Commission

FROM: Jon Beckham, AICP, Senior Planner

DATE: January 6, 2026

SUBJECT: Public Hearing: Consider a Zone Change From Public Use (PU) District to General Business District (GB); on a 1.00-Acre lot, Legally Described as The Corral, Block 1, Lot 1; Located at 195 West Corporate Drive, as Requested by Merriman Anderson Architects, the Applicant, on Behalf of Boys & Girls Clubs of Greater Tarrant County Inc., the Property Owner. (Case No. 25-12-11-Z)

BACKGROUND:

The subject property was previously owned by the City and was historically used as a fire station and a police facility for the past seven years. The opening of the Tittle McFadden Public Safety Center made this facility unnecessary. The Boys & Girls Club is looking to use this location for after-school and youth programs for children and young adults ages 6-18.

ANALYSIS:

The Unified Development Code defines this use as a Community Center, which is allowed in commercial zoning districts. The property is located in an area with both residential and commercial zoning. The properties adjacent to the east and south are zoned General Business, while the property to the north is zoned Local Commercial. A residential neighborhood zoned Townhouse District is located directly adjacent to the west.

This use of a community center providing after-school care is consistent with the Lewisville 2025 Vision Plan, which promotes Diverse and Thriving Neighborhoods in this area as well as the Business 121 Corridor Plan which designates the area as residential neighborhood.

RECOMMENDATION:

That the Planning and Zoning Commission recommend approval as set forth in the caption above.