

# MERRIMAN ANDERSON ARCHITECTS, INC.

Dallas + Fort Worth + Covington + Austin + Charlotte

December 11, 2025

City of Lewisville  
Planning Services Department  
151 W Church St.  
Lewisville, Texas 75057  
Tele: 972-219-5003

NAME: Boys & Girls Clubs of Greater Tarrant County  
ADDRESS: 195 W Corporate Drive  
CURRENT/PROPOSED LEGAL DESCRIPTION: Lot 1 Block 1  
Request for Zoning Change

The parcel is currently zoned as Public Use District. The building was a firehouse. The request is to change the zoning to General Business district which matches the adjacent properties. This will allow for the building to be renovated into a Boys and Girls Club.

A Boys & Girls Club serves as a vital community resource providing structured, comprehensive, after-school and summer programming for its registered youth members.

#### Usage

School Year: The facility's primary use is as an after-school program.

From 9am-2pm there are typically 1-3 staff in the building. From 2pm -6:30 pm, there may be a total of 6-8 staff on premise who facilitate Club operations.

Youth attending a Boys & Girls Club are transported to the Club after school by school bus or on foot. Parents/guardians begin arriving to collect youth in short waves from 4:30pm-6:30pm. A club of this size could see a steady flow of 3-5 cars parking to pick up their children during that time frame. After parking, parents enter the building to sign their children out and are generally leaving within 5 minutes.

Summer: The Club operates a full-day summer program that typically runs from 7:30 AM-6:30 PM. This adjusted schedule provides parents access to childcare during working hours. Members arrive at the facility by guardian drop off or by foot. Depending on capacity, various offsite fieldtrips may occur...

Target Audience: Youth ages 6-18 years-old who are registered members and attend regularly, creating a consistent and safe environment where staff can build lasting relationships with the youth they serve.

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## Typical Operations:

The Club functions much like a private school, with a daily schedule designed around structured youth programs that support academic success, character/leadership and healthy lifestyles.

Sincerely



Daphne Barlow  
CEO & President  
Boys & Girls Clubs of Greater Tarrant County

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 hereon, 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.

The Lewisville 2025 Plan does not show any developments that would be impacted by this proposed zoning change.