

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 Alternate Parking Standards

SECTION:	
REGULATION	Minimum off-street parking requirements for community center standards. Requirement of 1 space/300 sq ft of gross floor area for office and ¼ seats for assembly areas
PROPOSED DEVIATION	Reduce the parking count to 1 space/classroom and 1/15 students per school, private standards.
EXPLANATION	<p>The proposed renovation of the building is to renovate an existing Firehouse into a Boys and Girls Club.</p> <p>The proposed renovation would not increase the building square footage (5820 sq ft) and requires a zoning change. The transfer of ownership to Boys & Girls Club and renovation requires the zoning to change from Public Use to General Business. Community Center off street parking code would require the property to go from the existing 21 parking spaces to 32 parking spaces.</p> <p>Boys & Girls Clubs that are operated by the Boys & Girls Clubs of Greater Tarrant County of similar size typically have a small parking area directly adjacent to the entrance of the building with additional parking bordering the facility.</p> <p>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.</p> <p>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 child out and are generally leaving within 5 minutes.</p>