

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 1/4 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.</p> <p>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> |