

## **MEMORANDUM**

**TO:** Claire Powell, City Manager

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

**DATE:** January 26, 2026

**SUBJECT:** **Public Hearing:** Consideration of an Ordinance of the Lewisville City Council, Amending the Zoning Ordinance by Rezoning Approximately 1.00 Acre of Land, Legally Described as The Corral, Lot 1, Block 1; Located at 195 West Corporate Drive; From Public Use (PU) District Zoning to General Business (GB) District Zoning; Correcting the Official Zoning Map; Preserving all Other Portions of the Zoning Ordinance; Determining That the Zoning Amendment Herein Made Promotes the Health, Safety, and General Welfare of the City; Providing for a Savings Clause, Repealer, Severability, a Penalty, and an Effective Date, 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 more recently as a police facility for the past seven years. This facility was no longer needed with the opening of the Tittle McFadden Public Safety Center and was transferred to the Boys & Girls Club in September 2025 to develop a club to serve the children of our community. This conveyance was for the public purpose of renovating the property to provide or support programming that promotes youth development, education, public safety, and equitable access to vital programs, including after-school care, for underserved families in the City. This initiative also aimed to repurpose underutilized public land, strengthen community engagement, reduce juvenile crime, and ensure the responsible disposition of City resources by removing unused and unneeded properties from the City's ongoing maintenance requirements. The Boys & Girls Club proposes to use this site for after-school and youth programs for children and young adults ages 6 to 18. The Planning and Zoning Commission recommended unanimous (7-0) approval on January 6, 2026.

### **ANALYSIS:**

The applicant is requesting that the site be rezoned from Public Use (PU) District to General Business (GB) District. The Unified Development Code defines the proposed use of the property 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 GB, while the property to the north is zoned Local Commercial. A residential neighborhood zoned Townhouse District is located directly adjacent to the west. The Boys & Girls

Club anticipates construction commencement in March 2026 and project completion in August 2026.

This use of a community center providing after-school care at this location is consistent with the Lewisville 2025 Vision Plan, which promotes Diverse and Thriving Neighborhoods in this general area as well as the Business 121 Corridor Plan, which encourages uses that support the surrounding residential neighborhoods.

**CITY STAFF'S RECOMMENDATION:**

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