

MEMORANDUM

TO: Planning & Zoning Commission

FROM: Jon Beckham, AICP, Senior Planner

DATE: January 6, 2026

SUBJECT: **Consideration of an Alternative Standard Associated With Parking for a Community Center 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. (25-04-5-ALTSTD)**

BACKGROUND:

The subject property was previously owned by the City and was historically used as a fire station and for the last seven years as a police facility. 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. They are seeking an alternative standard to reduce the required parking for a community center.

ANALYSIS:

The following alternative standard is requested:

- a) To allow 21 off-street parking spaces in lieu of the required 32 spaces, a 35% reduction

The Boys & Girls Club is defined as a “Community Center” in the Unified Development Code, which has a parking ratio of “1:300 of office area and 1 parking space for every 4 seats in assembly areas” resulting in 32 required off-street parking spaces for this location. The intent of this parking ratio is to accommodate cultural centers and other types of social services which have a heavier traffic load than this proposed use. The Boys & Girls Club will function as a location for afterschool and summer programs. The students primarily arrive by bus with no more than eight proposed staff members on site. During pick up, there are typically three to five vehicles on site picking up children. Staff has no objection to this request as the existing 21 parking spaces will accommodate the needs of the Boys and Girls Club.

CITY STAFF’S RECOMMENDATION:

That the Planning & Zoning Commission recommend approval of the alternative standard as set forth in the caption above.