

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FORT WORTH, BEING ORDINANCE NO. 21653, AS AMENDED, CODIFIED AS APPENDIX “A” OF THE CODE OF THE CITY OF FORT WORTH (2015), TO AMEND MAP B.23: CAMP BOWIE FORM-BASED DISTRICT AND MAP B.24: CAMP BOWIE FORM BASED SUBDISTRICT IN APPENDIX B, MAPS OF THE COMPREHENSIVE ZONING ORDINANCE; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, in 2011, the City Council adopted Ordinance No. 19936-10-2011, creating a new form-based district, the Camp Bowie District (“District”), to promote economic development and reinvestment along an aging commercial corridor to help create vibrant urban walkable district; and; and

WHEREAS, upon creation of the District, the City Council also adopted the Camp Bowie Revitalization Code to provide design and form standards to promote a more functional and attractive community through the use of recognized principles of urban design to achieve a higher level of detail in buildings; and

WHEREAS, in September 2019, the City Council approved Resolution No. 5125-09-2019 to initiate the expansion of the form-based District to include properties along Horne Street as recommended in the Como/Sunset Heights Neighborhood Empowerment Zone Strategic Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FORT WORTH, TEXAS, AS FOLLOWS:

SECTION 1.

Appendix B: “MAPS” of the Comprehensive Zoning Ordinance is amended to revise the maps the Camp Bowie (“CB”) District to expand the district, as depicted in Exhibits B.23 and B.24, attached.

SECTION 2.

This ordinance shall be cumulative of all provisions of ordinances and of the Code of the City of Fort Worth, Texas (2015), as amended, except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances and such Code, in which event conflicting provisions of such ordinances and such Code are hereby repealed.

SECTION 3.

It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses and phrases of this ordinance are severable, and, if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

SECTION 4.

Any person, firm, or corporation, who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this ordinance shall be fined not more than Two Thousand Dollars (\$2,000.00) for each offense. Each day that a violation exists shall constitute a separate offense.

SECTION 5.

All rights and remedies of the City of Fort Worth, Texas, are expressly saved as to any and all violations of the provisions of Ordinances No. 3011, 13896, 21653 and any other ordinances affecting zoning which have accrued at the time of the effective date of this ordinance, and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this ordinance but may be prosecuted until final disposition by the courts.

SECTION 6.

The City Secretary of the City of Fort Worth, Texas, is hereby directed to publish the caption, penalty clause and effective date of this ordinance for two (2) days in the official

newspaper of the City of Fort Worth, Texas, as authorized by Section 52.013, Texas Local Government Code.

SECTION 7.

All other provisions of the Zoning Ordinance of the City of Fort Worth not herein amended shall remain in full force and effect.

SECTION 8.

This ordinance shall take effect upon adoption and publication as required by law.

APPROVED AS TO FORM AND LEGALITY:

By: _____
Melinda Ramos
Sr. Assistant City Attorney

Mary J. Kayser
City Secretary

ADOPTED: _____

EFFECTIVE: _____

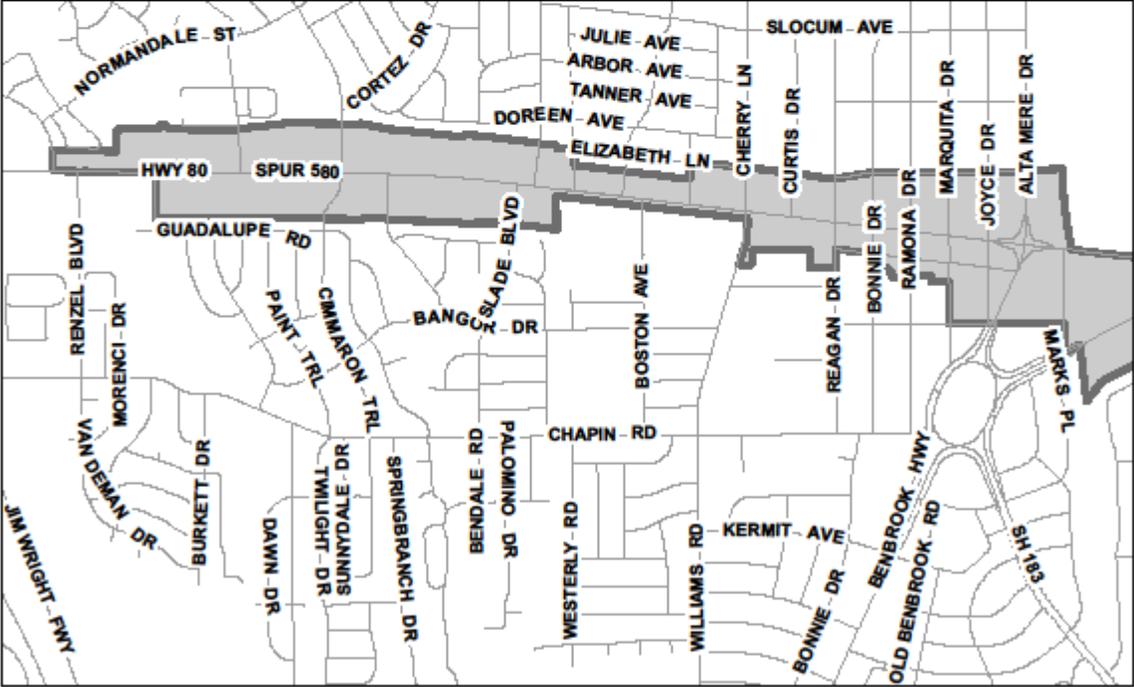
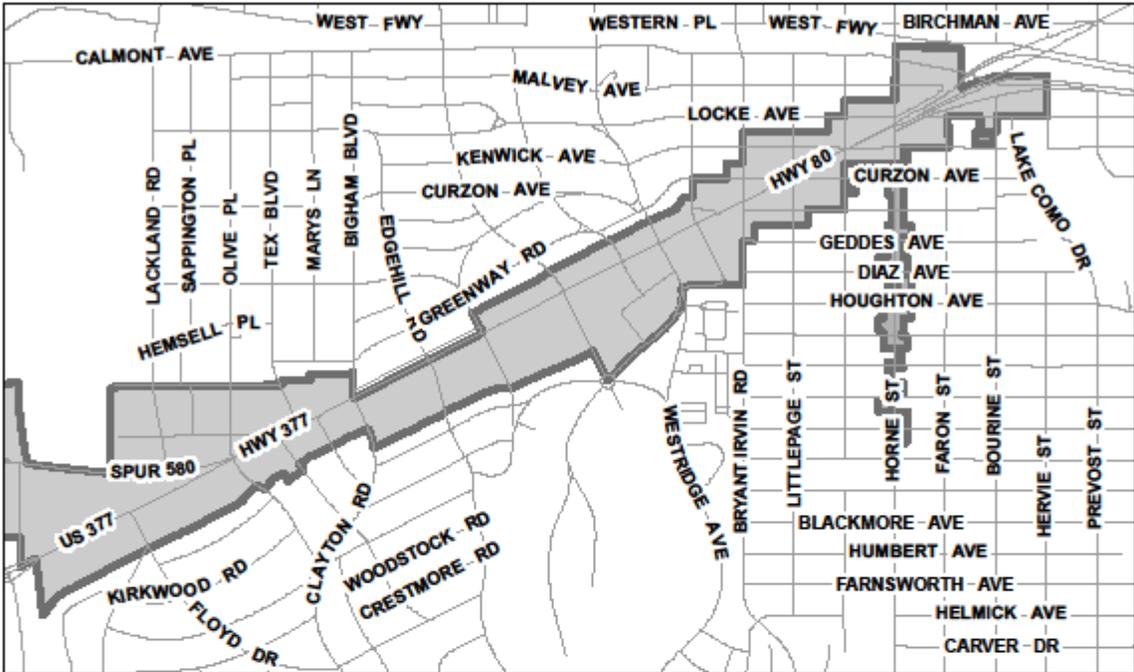


Exhibit B.23 Camp Bowie Corridor Form Based Code



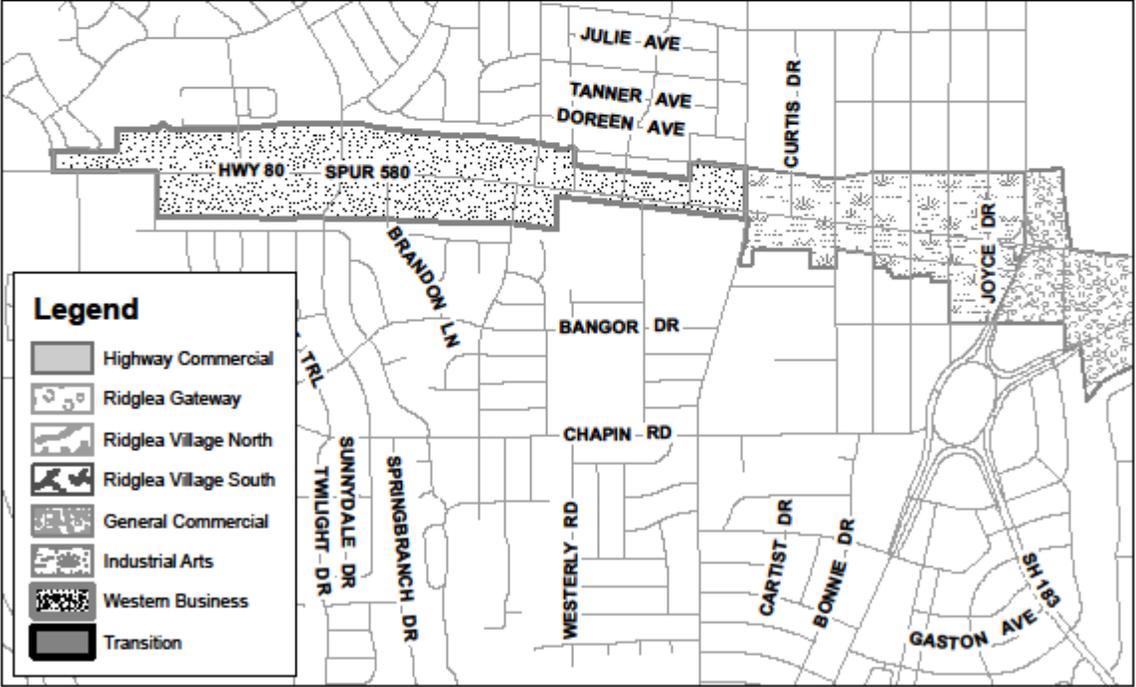
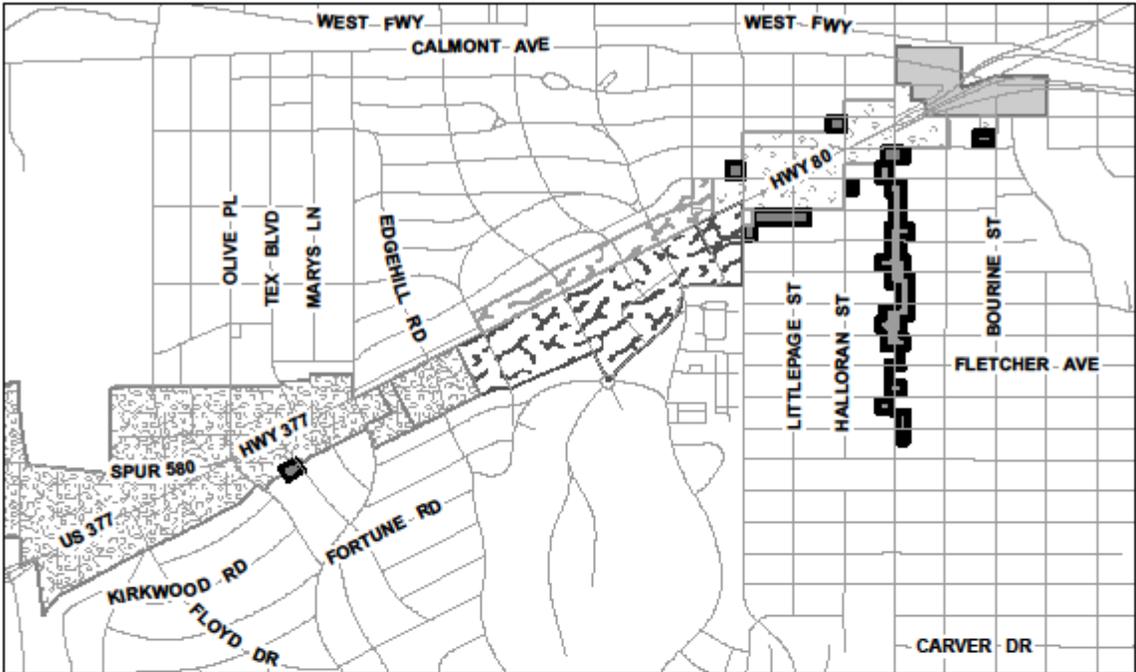


Exhibit B.24 Camp Bowie Form Based
Code Subdistricts



Motion: Commissioner McDonnell made a motion, seconded by Commissioner Aughinbaugh, that ZC-19-155 be Approved as amended to exclude 5125 and 5132 Locke Ave. Motion passed 8-0.

- 7. ZC-19-165 City Of Fort Worth Planning And Development-Text Amendment: Extension Of Camp Bowie Transition Zoning (CD 3) Request: An Ordinance amending the Comprehensive Zoning Ordinance of the City of Fort Worth, being Ordinance No. 21653, as amended, codified as Appendix “A” of the code of the City of Fort Worth (2015), to Amend Map B.23: Camp Bowie Form-Based District and Map B.24: Camp Bowie Form Based Subdistrict in Appendix B, maps of the Comprehensive Zoning Ordinance:**
- **To update the maps of Camp Bowie District and Subzones in Appendix B of the Zoning Ordinance**

Dorothy DeBose, 5713 Humbert, appeared before the Commission in support of ZC-19-165.

Motion: Commissioner McDonnell made a motion, seconded by Commissioner Conlin, that ZC-19-165 be Approved. Motion passed 8-0.

- 8. ZC-19-178 David & Barbara Nance (CD 7) – 11000-11600 Blocks Willow Springs Rd. (146.12 ac.) From: “A-10” One-Family, “A-5” One-Family, “E” Neighborhood Commercial To: “A-5” One-Family, “R1” Zero Lot Line/ Cluster, “C” Medium Density Multifamily**

Ben Luedtke, 4304 Hanover St, appeared before the Commission in support of ZC-19-178.

The following individuals appeared in opposition of ZC-19-178:

Russell Fuller, 5317 Alta Loma Dr
Tasha Jackson, 11900 Hackney Ct
Jared & Jamie Lancon, 11931 Hackney Ct
Erin Bixby, 924 Chalk Hill Ln

The following correspondence was submitted in opposition of ZC-19-178:

North Fort Worth Alliance
69 letters
9 notices

Motion: Commissioner Aughinbaugh made a motion, seconded by Commissioner Conlin, that ZC-19-178 be Approved. Motion passed 8-0.

- 9. ZC-19-182 Mereken Land & Production Company (CD 8) – 8300-8500 Blocks South Freeway (I-35W) (2.72 ac.) From: “J” Medium Industrial To: “G” Intensive Commercial**