

**To the Mayor and Members of the City Council****March 4, 2025**

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**SUBJECT: UPDATE OF THE CAMP BOWIE REVITALIZATION CODE**

This Informal Report provides information on a proposed comprehensive update of the Camp Bowie Revitalization Code (the Code), which serves as the form-based code for property along Camp Bowie Boulevard, from I-30 west to Loop 820.

The Camp Bowie Revitalization Code was originally adopted by the City Council on April 3, 2012. The Code is form-based, which promotes a high-quality public realm by using built form rather than separation of uses as the organizing principle for the code.

The City considers text amendments for form-based codes every three to five years to reflect best practices in urban design and update standards to improve efficiencies in development processes. The Camp Bowie Revitalization Code was last updated in 2020 to include the northern section of Horne Street in the Como neighborhood. However, the actual development standards were not adjusted to reflect the context along Horne Street, nor were any other amendments to the standards made to address issues with standards and guidelines throughout the Code.

In June of 2024, the City hired a consultant, Place Strategies, Inc., to undertake a comprehensive update to the Camp Bowie Revitalization Code, utilizing existing funding from the Development Services FY2024 budget as well as funds from Public Improvement District (PID) 19 – Historic Camp Bowie. Through this process, the consultant and City staff have identified and addressed over 150 revisions to the development standards. These revisions aim to enhance urban design, promote compatibility with infill development, and align the Code with other form-based and mixed-use districts across Fort Worth, making it easier for property owners and developers to navigate. Additionally, the Code has been reformatted to make it easier for the general public to use.

Key revisions included in the update are as follows:

- A new applicability matrix outlining the scope and applicability of the Code.
- Refinement of the design review process for clarity and consistency.
- Reorganization and revision of roles and responsibilities within the development process.
- Introduction of new design principles to guide development.
- A reorganization of the sub-districts within the Camp Bowie district.
- Addition to development standards tailored to each sub-district.
- A reorganized, revised, and extended version of the signage standards and guidelines.
- A revised and updated table of permitted uses.

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These updates are designed to promote better contextual urban design and facilitate more compatible development within the Camp Bowie Form Based district. Furthermore, staff and the consultant have collaborated closely with Camp Bowie District, Inc., and the Lake Como Neighborhood Advisory Council to ensure that the updates meet community needs and development expectations.

It is important to note that the revisions primarily focus on development standards, such as building form, setbacks, and site design. The revisions to the land use table include the removal of certain uses from sub-districts. A conditional use permit overlay may be requested to add a specified use not otherwise allowed by right in the sub-district. Existing uses made nonconforming due to the revision of the land use table may continue to operate in compliance with Chapter 7 of the Zoning Ordinance.

The proposed schedule for adoption of the text amendment is as follows:

- Brief Urban Design Commission February 20, 2025
- Brief Zoning Commission March 12, 2025
- Urban Design Commission public hearing March 20, 2025
- Zoning Commission public hearing April 9, 2025
- City Council public hearing May 13, 2025

For questions regarding this information, please contact, LaShondra Stringfellow, Assistant Director, Development Services, at 817-392-6214.

**Jesus "Jay" Chapa**  
**City Manager**

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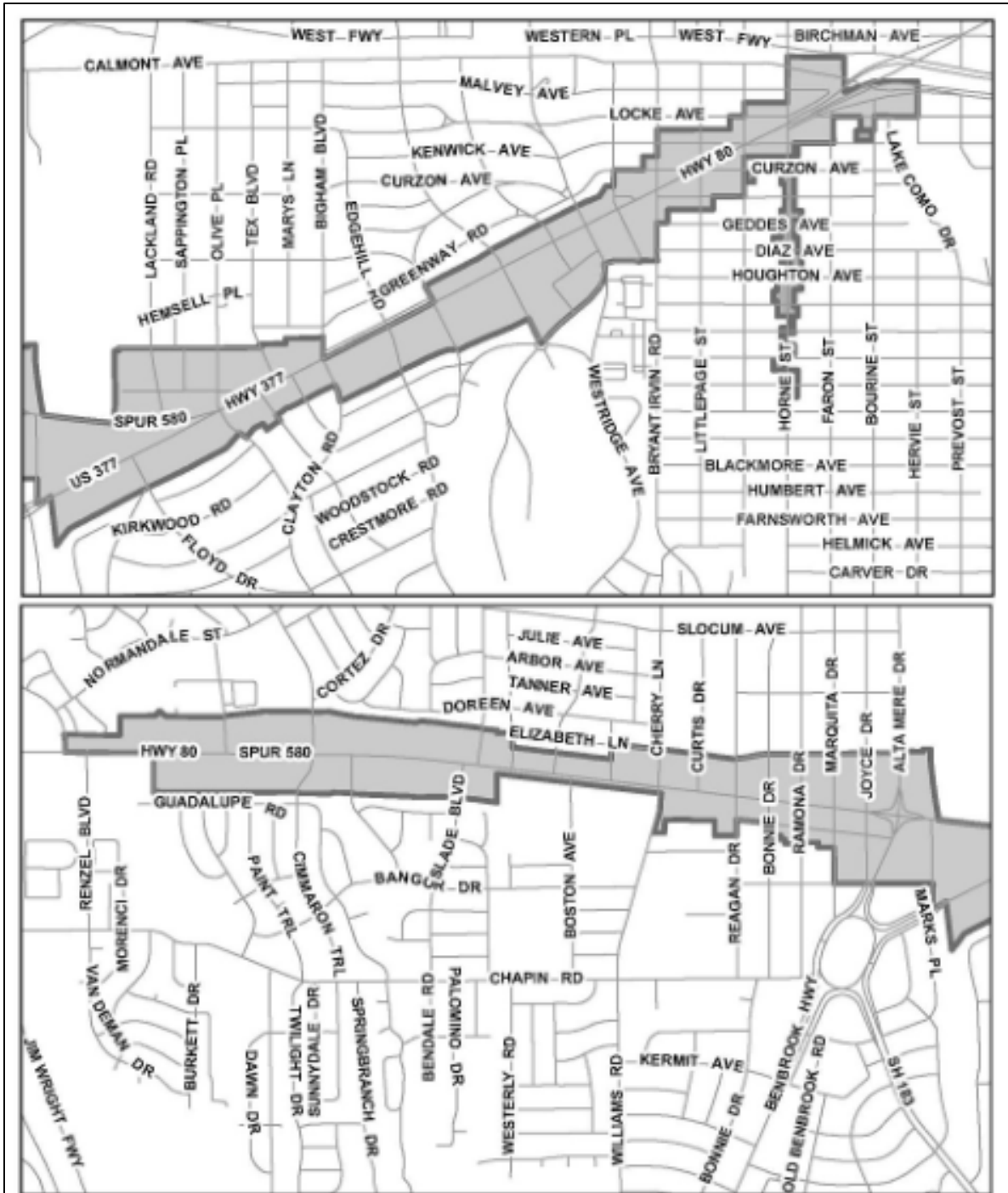


Exhibit B.23 Camp Bowie Corridor Form Based Code

