No. 24-1892

To the Mayor and Members of the City Council

September 10, 2024

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SUBJECT: UPDATE OF THE CAMP BOWIE REVITALIZATION CODE

This report provides information on a proposed comprehensive update of the "Camp Bowie Revitalization 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 City Council on May 21, 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.

Typically, the City takes forward 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 2019 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 to undertake a comprehensive update to the Camp Bowie Revitalization Code using existing funding in Development Services FY2024 budget and funds from Public Improvement District (PID) 19 – Historic Camp Bowie. The consultant and City staff have identified over 150+ revisions to the development standards that were addressed in the update. The proposed text amendment to the Code will ultimately promote better contextual urban design and facilitate compatible infill development within the Camp Bowie district. The Code has also been reformatted to make it easier for the general public to use. Lastly, many of the standards have been aligned with other form-based code and mixed-use districts to make it easier for property owners and developers to develop across Fort Worth. Staff and the consultant have worked closely with Camp Bowie District, Inc. and the Lake Como Neighborhood Advisory Council (NAC) to ensure that all of the updates meet their community needs and development expectations.

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

Brief Urban Design Commission
Brief Zoning Commission
Urban Design Commission public hearing
Zoning Commission public hearing
City Council public hearing
December 19th
October 9th
October 17th
November 13th
December 10th

For more information on the update to the Camp Bowie Revitalization Code, please contact Justin Newhart, Planning Manager, Development Services, at 817-392-8037.

David Cooke City Manager

ISSUED BY THE CITY MANAGER

FORT WORTH, TEXAS

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