

**STAFF REPORT
URBAN DESIGN COMMISSION
CITY OF FORT WORTH, TEXAS**

DATE: November 17, 2022

COUNCIL DISTRICT: 3

GENERAL INFORMATION

REQUEST	Certificate of Appropriateness
APPLICANT/AGENT	Jeff Van Curen/ Halbach Dietz Architects
LOCATION	6905 Camp Bowie Blvd.
ZONING	CB-GC

ANALYSIS OF PROPOSED WORK

The applicant requests a Certificate of Appropriateness for a waiver from the Camp Bowie Revitalization Code Standards and Guidelines to allow the following:

- a) A waiver to allow the doors and window on the ground floor facing Camp Bowie Boulevard to be 20% of the façade area when a minimum of 30% of the façade area is required.

APPLICABLE CAMP BOWIE BOULEVARD REVITALIZATION CODE:

SECTION 6.5: GENERAL CORRIDOR MIXED USE: INTENT

The General Corridor Mixed-Use Zone building form and development standards are intended to address development along Camp Bowie Blvd between Hilldale Road and Alta Mere Drive. Development standards in this character zone are intended to address a variety of conditions along the Camp Bowie Corridor.

Generally, this character zone allows for a wide range of retail, office, service and light industrial. The goal is to encourage redevelopment to focus on creating new residential uses along cross streets and as transitions to adjoining neighborhoods. In addition, the site shall be planned in such a manner as to encourage buildings to be closer to the street at intersections.

SECTION 6.5.8: Façade Elements

Doors and windows on ground floor of all buildings shall be a minimum of 30% of the ground floor façade area along all Neighborhood Streets and the Boulevard. Along Local Streets there is no requirement.

CASE BACKGROUND

The proposed new construction at 6905 Camp Bowie Blvd is a 9,683-sf movie theater. The proposed use is permitted by right under the property's CB-CG (Camp Bowie General Corridor- Mixed Use) zoning.

FINDINGS/RECOMMENDATIONS

The Camp Bowie Form-Based code in the General Corridor Mixed-Use Zone requires doors and windows to constitute at least 30% of the area on the ground floor façade for frontages along the boulevard. The proposed project, a movie theater whose front entrance faces Camp Bowie boulevard, is requesting a reduction from 30% fenestration and doors along the Camp Bowie facing elevation to 20% to accommodate a purpose-built movie theater.

The proposed project has front entrances and a main lobby and plaza area oriented toward Camp Bowie boulevard. The layout for the site and interior plan shows two theaters with seating and screens oriented towards the west. This portion of the building, which is approximately 43 feet in length on the Camp Bowie side, has no fenestration. While this wing of the building is still highly visible from the street, the development is proposing to mitigate for the impact of the blank wall area. This wing of the project is set back approximately 10 feet behind the front wall and is partially screened with additional plantings, which soften the transition from the paved walkway to the blank façade. The applicant has also proposed to include additional treatments, such as a mural, on the Camp Bowie facing portion of the theater to provide additional activation. It should also be noted that although this is a midblock lot and additional activation is not required on facades that do not face Camp Bowie, the development is providing a large landscaped outdoor seating area on the east side of the property.

The new development as proposed is generally appropriate for the context and location and is consistent with the intent of the CB-GC subdistrict, which encourages the development “wide range of retail, office, service and light industrial” while also supporting uses that transition between the heavily commercial boulevard and adjacent neighborhoods and residential uses to the south and north of Camp Bowie. The additional percentage of blank wall area requested beyond the maximum allowed will have a minimal impact on the character of the new development and on the district.

Given the above, Staff recommends the following motion:

That the request for a Certificate of Appropriateness for a waiver from the Camp Bowie Revitalization Code Standards waiver to allow the doors and window on the ground floor facing Camp Bowie Boulevard to be 20% of the façade area when a minimum of 30% of the façade area is required, be approved, subject to the following conditions:

- 1. That more activation (including but not limited to public art) be provided on the Camp Bowie facing side; and**
- 2. That any adjustments made to the drawings be submitted to the Development Services Department prior to the issuance of a Certificate of Appropriateness.**

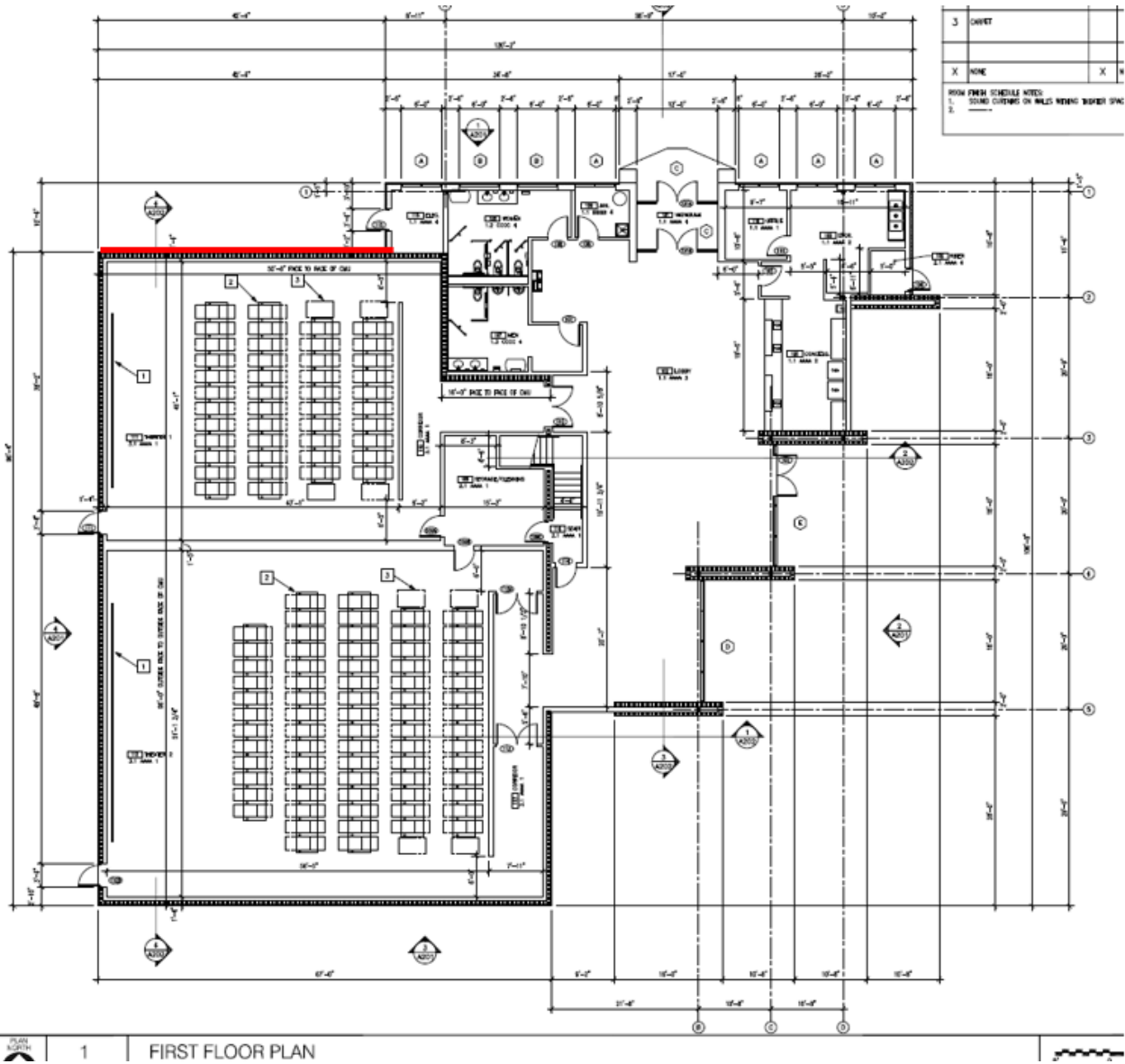
Supplemental Information



Fig. 1 – Aerial of subject property on Camp Bowie Boulevard.



Fig. 2 – Street view of vacant lot from Camp Bowie Blvd (looking south east).



1 | FIRST FLOOR PLAN

Fig. 3 – First floor plan showing the street-facing portion of the theater in red. This length is approximately 43 ft.

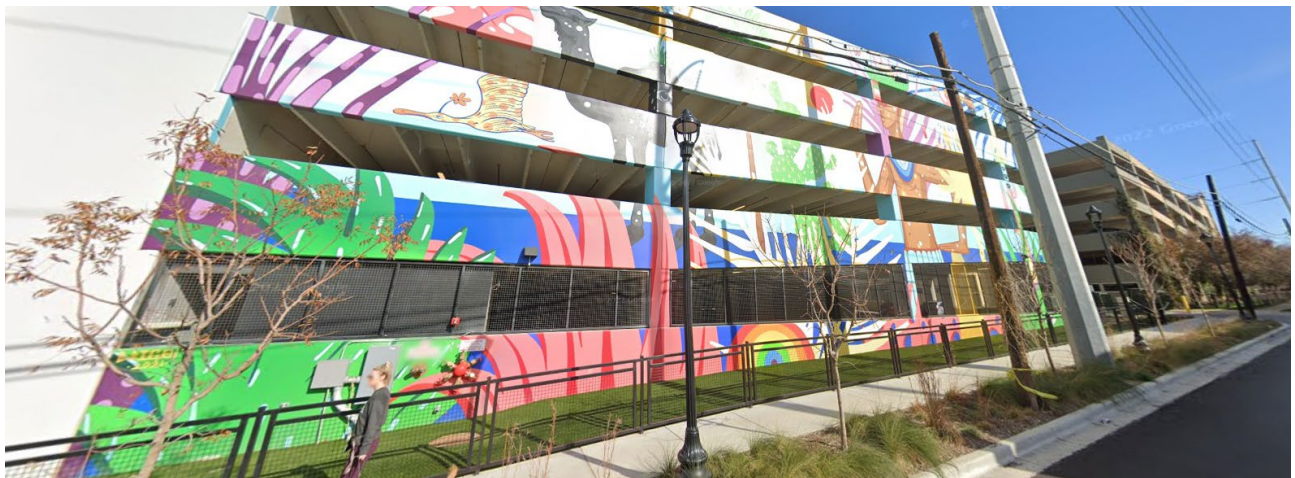


Fig. 4 – A large-scale mural used as a mitigation for blank wall space in the Near Southside.

