



## Naval Air Station Joint Reserve Base, Fort Worth (NAS JRB Fort Worth) Regional Coordination Committee (RCC)

March 17, 2025

### Voting Entities

City of Benbrook  
City of Fort Worth  
City of Lake Worth  
City of River Oaks  
City of Sansom Park  
City of Westworth Village  
City of White Settlement  
Tarrant County

Ms. Suzanne Meason  
Planning & Zoning Administrator  
City of Lake Worth  
3805 Adam Grubb  
Lake Worth, Texas 76135

Dear Ms. Meason:

The City of Lake Worth has recently uploaded a project on the Naval Air Station Joint Reserve Base Fort Worth (NAS JRB Fort Worth) Regional Coordination Committee (RCC) Development Review Website. The project is a vacant single family residential property which has never been platted. The property owner intends to build a residence on each lot, so it must be platted. The property is located at 7007 Clarke Dr. and 4517 Williams Spring Rd., at the southwest corner of that intersection. The property falls within the 70 dB Noise Contour and lies within the Accident Potential Zone (APZ) II of NAS JRB Fort Worth.

### Non-Voting Entities

Benbrook Area Chamber of Commerce  
Camp Carter YMCA  
Castleberry Independent School District  
Fort Worth Air Power Council  
Fort Worth Chamber of Commerce  
Fort Worth Independent School District  
Governor's Committee to Support the Military  
Greater Fort Worth Association of REALTORS  
Lake Worth Independent School District  
Lockheed Martin  
Marine Aircraft Group 41  
Naval Air Station Joint Reserve Base Fort Worth  
North Central Texas Council of Governments  
The Office of Local Defense Community Cooperation  
The Office of Congressman Craig Goldman  
The Office of Senator Kelly Hancock  
Tarrant Regional Water District  
Texas Department of Transportation, Fort Worth District  
Texas Military Preparedness Commission  
Trinity Metro  
White Settlement Area Chamber of Commerce

After review by members of the RCC and their designated staff members, it has been determined that the proposed use is consistent with Joint Land Use Study recommendations. Since the project is located in the 70 dB Noise Contour, U.S. Department of Defense guidelines encourage the developer to coordinate with city staff and the base to incorporate sound attenuation measures resulting in a Noise Level Reduction (NLR) of 30 dB for any residential structures. In addition, single detached residential units are permitted within the APZ II, but the recommended density is 1-2 domicile units per acre. Recommended land uses are listed in the 2017 Joint Land Use Study Report and in the Air Installation Compatible Use Zone Study, both of which are available online at [www.nctcog.org/rcc](http://www.nctcog.org/rcc).

On behalf of the RCC, thank you for your involvement in the preservation of the military training mission at NAS JRB Fort Worth. We appreciate your contributions and participation in the Development Review Web Tool. If you have any questions or concerns, please feel free to contact me at (817) 249-3000 or Kyle Roy at (817) 704-5610.

Sincerely,

Dr. R. Larry Marshall, Chair  
Regional Coordination Committee  
City of Benbrook

KR:kw  
Enclosure

cc: Amanda Wilson, Senior Program Manager, North Central Texas Council  
of Governments

# RCC Development Review Project 172

Edit 

**NCTCOG Staff Preliminary Assessment:** The proposed use is consistent with Joint Land Use Study recommendations. Since the project is located in the 70 dB Noise Contour, U.S. Department of Defense guidelines encourage the developer to coordinate with city staff and the base to incorporate sound attenuation measures resulting in a Noise Level Reduction (NLR) of 30 dB for any residential structures. In addition, single detached residential units are permitted within the APZ II, but the recommended density is 1-2 domicile units per acre.

**Do you concur with the staff assessment?** Select Yes or No. Additional comments may be shared in the box below.



100% Yes

8 respondents

---

Concur with the NCTCOG staff's assessment. Recommend that measures to achieve outdoor to indoor NLR of at least 25 decibels (dB) in DNL 65-70 should be incorporated into any residential building construction on the property.

3 days ago

---

Concur with NCTCOG staff assessment. Within APZ II the suggested maximum density for detached single-family housing is two dwelling units per acre to encourage retention of open space. Additionally, although local conditions regarding the need for housing may require residential use within the DNL 70 noise contour, it is not encouraged. Measures to achieve outdoor to indoor NLR of at least 25 decibels (dB) in DNL 65-70 should be incorporated into any residential building construction.

4 days ago

---

No issues.

6 days ago

---

I agree with the staff assessment for city staff to let the developer know they should reduce noise levels in any home constructed on the property.

6 days ago

---

I would recommend extra insulation.  
No problem with staff recommendations

7 days ago

---

No issue. Proper sound attenuation should be incorporated in homes on the properties.

8 days ago

---

I would hope the builder will build in a way that helps with the noise associated with the location close to the base so that the occupant can enjoy their new home.

9 days ago

---