

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

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

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

March 17, 2025

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.

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.

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,

R.J. M.M.

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

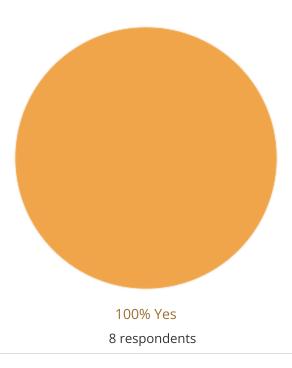
www.nctcog.org/rcc

Local governments surrounding the Naval Air Station Joint Reserve Base, Fort Worth have voluntarily formed the Regional Coordination Committee to promote and preserve the military mission at the installation. The Committee is responsible for encouraging compatible land use planning, conducting community outreach, and participating in military affairs surrounding NAS JRB Fort Worth.

Edit 12

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.



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 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