



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

May 11, 2023

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 requested zoning change from a residential classification to a commercial classification. The property is currently vacant and located at 7034 Edgemere Place, west of Lake Worth Boulevard. The parcel ID is A 188-2A01. The parcel falls within the 70 dB Noise Contour and falls within the Accident Potential Zone (APZ) II of NAS JRB Fort Worth.

Non Voting Entities

Benbrook Area Chamber
of Commerce

DOD Office of Local
Defense Community
Cooperation

Fort Worth Chamber of
Commerce

Fort Worth Independent
School District

Lockheed Martin

Naval Air Station Joint
Reserve Base, Fort Worth

North Central Texas
Council of Governments

Tarrant Regional Water
District

Texas Department of
Transportation

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 action is consistent with Joint Land Use Study (JLUS) recommendations. Commercial uses are generally compatible in the APZ II, but the property owner should coordinate with city staff and the base on any new construction to ensure recommended sound attenuation and maximum floor to area ratio measures are taken in office areas or any areas where the public is received.** 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) 710-2520 or Amanda Wilson at (817) 695-9284.

Sincerely,

Mike Coleman, Chair
Regional Coordination Committee
City of Westworth Village

Enclosure

JC:kw

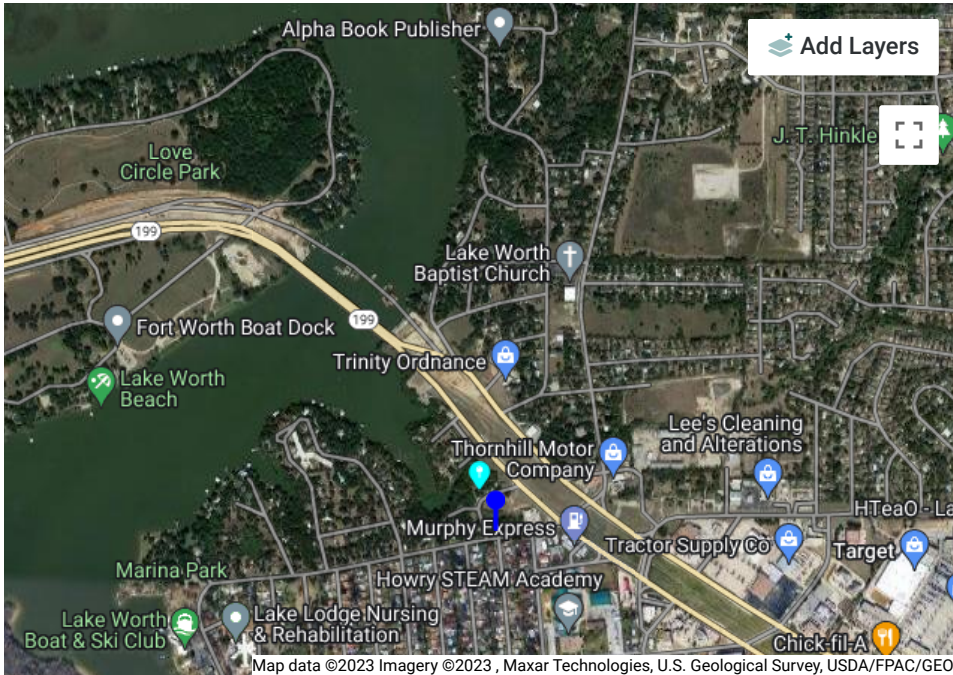
cc: Amanda Wilson, Program Manager, North Central Texas Council of Governments

RCC Development Review Project 166

Project Engagement

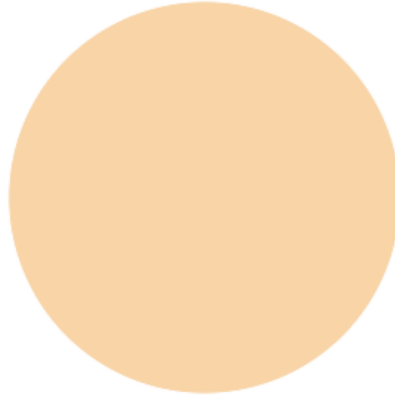
VIEWS	PARTICIPANTS	RESPONSES	COMMENTS
32	3	2	4

Project Area:



NCTCOG Staff Preliminary Assessment: The project is consistent with JLUS recommendations due to a change from a Residential to a Commercial use in the Accident Potential Zone II and 70 dB noise contour, where residential uses are discouraged. Commercial uses in these areas are generally consistent with JLUS recommendations, but the property owner should coordinate with city staff to ensure recommendations for sound attenuation and maximum floor to area ratio are taken.

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



100% Yes
2 respondents



Mike Coleman The change to Commercial Zoning should make the property available for compatible development.

4 days ago