



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

December 4, 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

Mr. Robert Nunley
Building Official
City of White Settlement
214 Meadow Park
White Settlement, TX 76108

Dear Mr. Nunley:

The City of White Settlement 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 property is currently a U-Haul facility and is located at 1000 Alta Mere Drive (1000 State Highway 183). The project is platting and construction of two new multi-story buildings to be used for commercial storage. The parcel falls within the 80 dB Noise Contour and the Accident Potential Zone (APZ) I of NAS JRB Fort Worth. The site is located south of the base's runway.

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 Representative Craig Goldman
The Office of Representative Kay Granger
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 action is consistent with Joint Land Use Study (JLUS) recommendations. Warehousing and storage uses are generally compatible in the 80 dB noise contour and APZ I, but the property owner should coordinate with city staff and the base 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. In addition, the Federal Aviation Administration letter provided by the city addresses concerns about height obstructions for multi-story facilities located south of the runway. As a reminder, building height should always be taken into consideration in an area in close proximity to active military airspace.**

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 Kyle Roy at (817) 704-5610.

Sincerely,

Mike Coleman, Chair
Regional Coordination Committee
City of Westworth Village

Enclosure

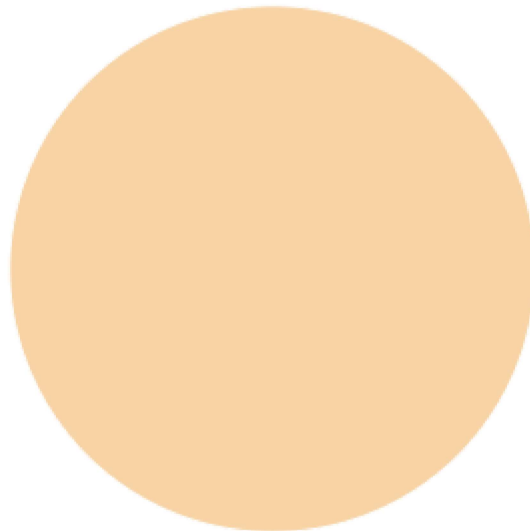
KR:jc

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

RCC Development Review Project 168

NCTCOG Staff Preliminary Assessment: The proposed action is consistent with Joint Land Use Study (JLUS) recommendations. Warehousing and storage uses are generally compatible in the 80 dB noise contour and APZ I, 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.

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



100% Yes

5 respondents

NAS JRB FW finds the intended use compatible with DoD AICUZ guidelines for APZ I. Of note, the parcel is also within the 80 dB noise contour. The DoD AICUZ recommends noise mitigation measures be incorporated into the design and construction of portions of these buildings where the public is received, office areas, noise sensitive areas or where the normal noise level is low in order to reduce outside to inside noise by 30 db. Ref. DoD 11010.36C. NAS JRB FW finds no objections.

10 minutes ago

Landowners have the right to find a use for their property and if something is to be built there, this would be better fit. The height concerns me, but if the FAA and the Base are ok with it, then I see no reason to voice opposition to the buildings.

2 hours ago

In reviewing this project, I am concerned that it proposes two buildings, each of which is 52 feet in height, at the south end of the Naval Air Station runway and clearly within APZ I. The RCC has recommended on past projects that building height should always be taken into consideration for projects in close proximity to active military airspace. In this case, however, my concern is mitigated to a degree by the fact that the Navy and the FAA have both stated that they have no objection to the project as "the structure does not exceed obstruction standards and would not be a hazard to air navigation". Additionally, the project does meet the criteria for compatible development within APZ I as the buildings are both storage buildings with limited or no human occupancy and fit within the current light industrial zoning. As a result, I consider this project to be compatible, but again caution that building height should be always be considered in projects close to the base.

4 days ago
