



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

February 11, 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

### 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

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 replat combining three existing residential lots into one residential lot. The properties are located on Apache Trail at its intersection with Dakota Trail, and the existing structures on these properties have been torn down. The properties fall within the 75 dB Noise Contour and lie within the Accident Potential Zone (APZ) I of NAS JRB Fort Worth.

After review by members of the RCC and their designated staff members, it has been determined that the proposed action does not fully comply with Joint Land Use Study (JLUS) recommendations due to both safety and excessive noise concerns. Residential structures are not compatible in the APZ I or 75 dB Noise Contour. However, the action does take a positive step towards compatibility since the JLUS recommendation is to decrease density within the APZ I. In addition, the developer should coordinate with city staff and the base to ensure recommended sound attenuation measures are taken when a new structure is added in the future. 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

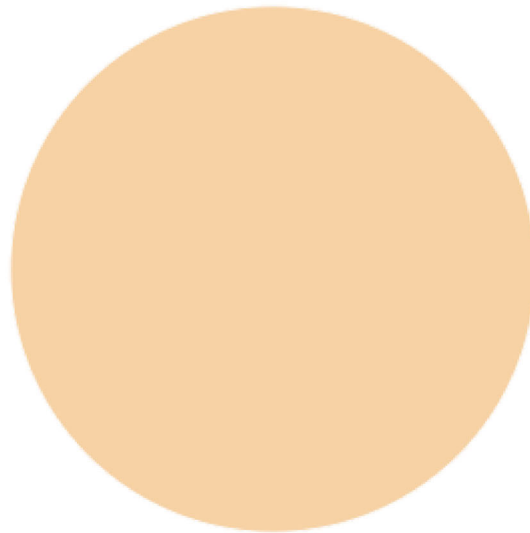
KR:kw  
Enclosure

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

# RCC Development Review Project 170

**NCTCOG Staff Preliminary Assessment:** The proposed action does not fully comply with Joint Land Use Study (JLUS) recommendations due to both safety and excessive noise concerns. Residential structures are not compatible in the APZ I or 75 dB Noise Contour. However, the action does take a positive step towards compatibility since the JLUS recommendation is to decrease density within the APZ I. In addition, the developer should coordinate with city staff and the base to ensure recommended sound attenuation measures are taken when a new structure is added in the future.

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



100% Yes  
6 respondents

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NAS JRB FW concurs. While residential use within APZ 1 and the 75 db noise contour is not recommended, reducing residential density by combining three parcels into one is a net positive. We do not object to this zoning change.

Due to the property's location within the 75 db noise contour, measures to achieve outdoor to indoor NLR of 30 dB should be incorporated into any future residential structures.

an hour ago

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Not sure I understand the NCTCOG's position. Is it "deny" or "Approve with sound attenuation measures"?

2 days ago

It is a difficult situation in that residential construction is strongly discouraged Within the 75db noise contour. But 1 new home to replace multiple previous homes is a positive development.

3 days ago

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