



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

December 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

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 Lowe's store and is located at 600 State Highway 183 east of the base. The project is a replat of the 15.96-acre property, which would be divided into 15.37-acre and 0.59-acre lots, with the larger lot continuing to be occupied by Lowe's. On the smaller lot, the developer would construct a new building to be occupied by Brakes Plus, an auto service specialty shop. The parcel falls within the 75 dB Noise Contour and is not located in an Accident Potential Zone (APZ).

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. Repair services are generally compatible in the 75 dB noise contour, but the property owner should coordinate with city staff to ensure a noise level reduction of 30 dB is achieved 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 Kyle Roy at (817) 704-5610.

Sincerely,

Mike Coleman, Chair
Regional Coordination Committee
City of Westworth Village

Enclosure

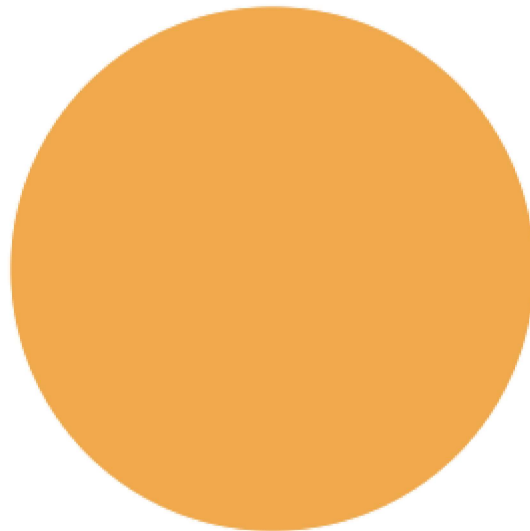
KR:jc

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

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NCTCOG Staff Preliminary Assessment: The proposed action is consistent with Joint Land Use Study (JLUS) recommendations. Repair services are generally compatible in the 75 dB noise contour, but the property owner should coordinate with city staff to ensure a noise level reduction of 30 dB is achieved in office areas or any areas where the public is received. The project is not located in an Accident Potential Zone.

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



100% Yes

8 respondents

The land use and related structures are generally compatible. As noted, parcel is within 75db noise contours. NAS JRB finds no objections given intended use.

3 hours ago

I have no problem with this project.

2 days ago

I agree with NCTOG staff analysis

2 days ago

Proposal seems to be an outstanding project for this site. Addressing the dB noise level for areas for the office and business patrons is the only open end issue from all the other JLUS recommended perimeters.

2 days ago

I have no problems with the project as submitted since it meets the requirements of JLUS and Whitesettlement ordinances.

2 days ago

The development occurs outside of the APZ's and therefore should be compatible, however should have sound attenuation provided due to the dB noise contour the establishment is located in.

2 days ago

No issue. This project is compatible with the base.

2 days ago

Good use of property.

2 days ago
