



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

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 zoned for single family and has a vacant residential structure on it, but the property owner is requesting a zoning change to light industrial. The property is located at 3333 Dakota Trail at its intersection with Apache Trail. The property falls within the 75 dB Noise Contour and lies within the Accident Potential Zone (APZ) I of NAS JRB Fort Worth.

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

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. Many light industrial uses are compatible in the APZ I, and the zoning change from a single-family residential use to a light industrial use is a positive step toward compatibility since residential structures are not compatible within the APZ I. Since the project is located in the 75 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 portions of these buildings where the public is received, office areas, noise sensitive areas or where the normal noise level is low. 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,

Dr. R. Larry Marshall, Chair
Regional Coordination Committee
City of Benbrook

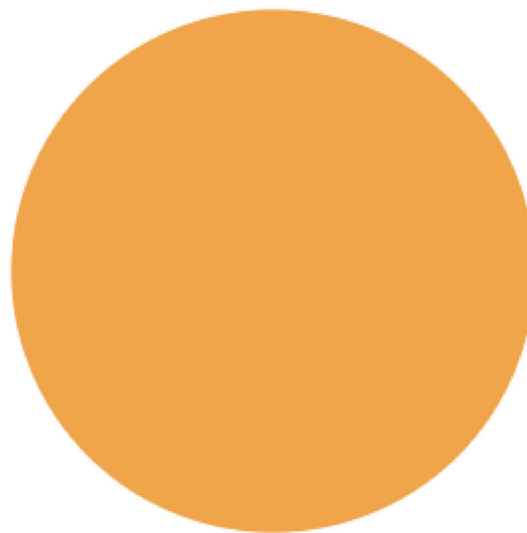
KR:kw
Enclosure

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

RCC Development Review Project 171

NCTCOG Staff Preliminary Assessment: The proposed action is consistent with Joint Land Use Study (JLUS) recommendations. Many light industrial uses are compatible in the APZ I, and the zoning change from a single-family residential use to a light industrial use is a positive step toward compatibility since residential structures are not compatible within the APZ I. Since the project is located in the 75 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 portions of these buildings where the public is received, office areas, noise sensitive areas or where the normal noise level is low.

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



100% Yes
8 respondents

NAS JRB FW concurs. This is a positive change, taking the parcel from incompatible to compatible. No concerns with this rezoning.

an hour ago

No issue at all with this rezoning.

3 days ago
