

# NORTH TEXAS UPDATE



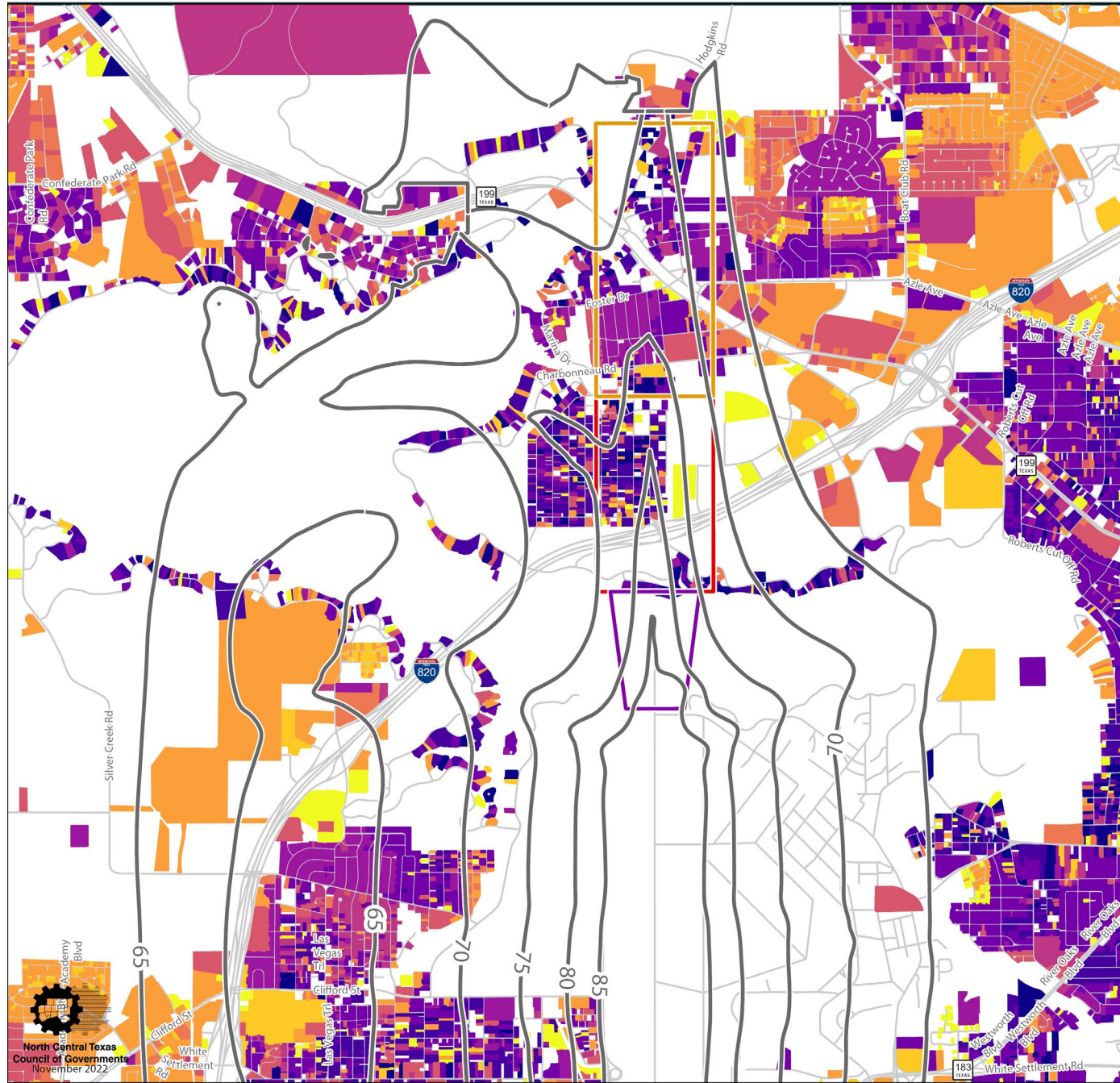
# LAND USE ANALYSIS UPDATE

- JLUS report in 2018 contained a land use analysis – comparison of land uses and compatibility before and after initial JLUS and creation of the RCC in 2008
- Demonstrated great progress in more development/redevelopment being compatible as effort was placed on this topic in communities
- DOD appreciated this work because it demonstrated a positive impact to the military value of the investment in our region’s JLUS work and funding
- Current implementation grant is updating the information to add the 2016-2020 timeframe to the initial 2005-2015 timeframe

# LAND USE ANALYSIS UPDATE

- Work is still preliminary and undergoing a review process with the RCC Technical Subcommittee
- Maps and analysis to be produced
  - Development by decade
  - 2020 land use
  - Highlighting parcels developed/redeveloped by 5-year period
  - Land use of newly developed parcels
  - Compatibility of newly developed parcels – specific in-depth focus on parcels that are less compatible, rate of development and compatibility change over time (*not completed*)

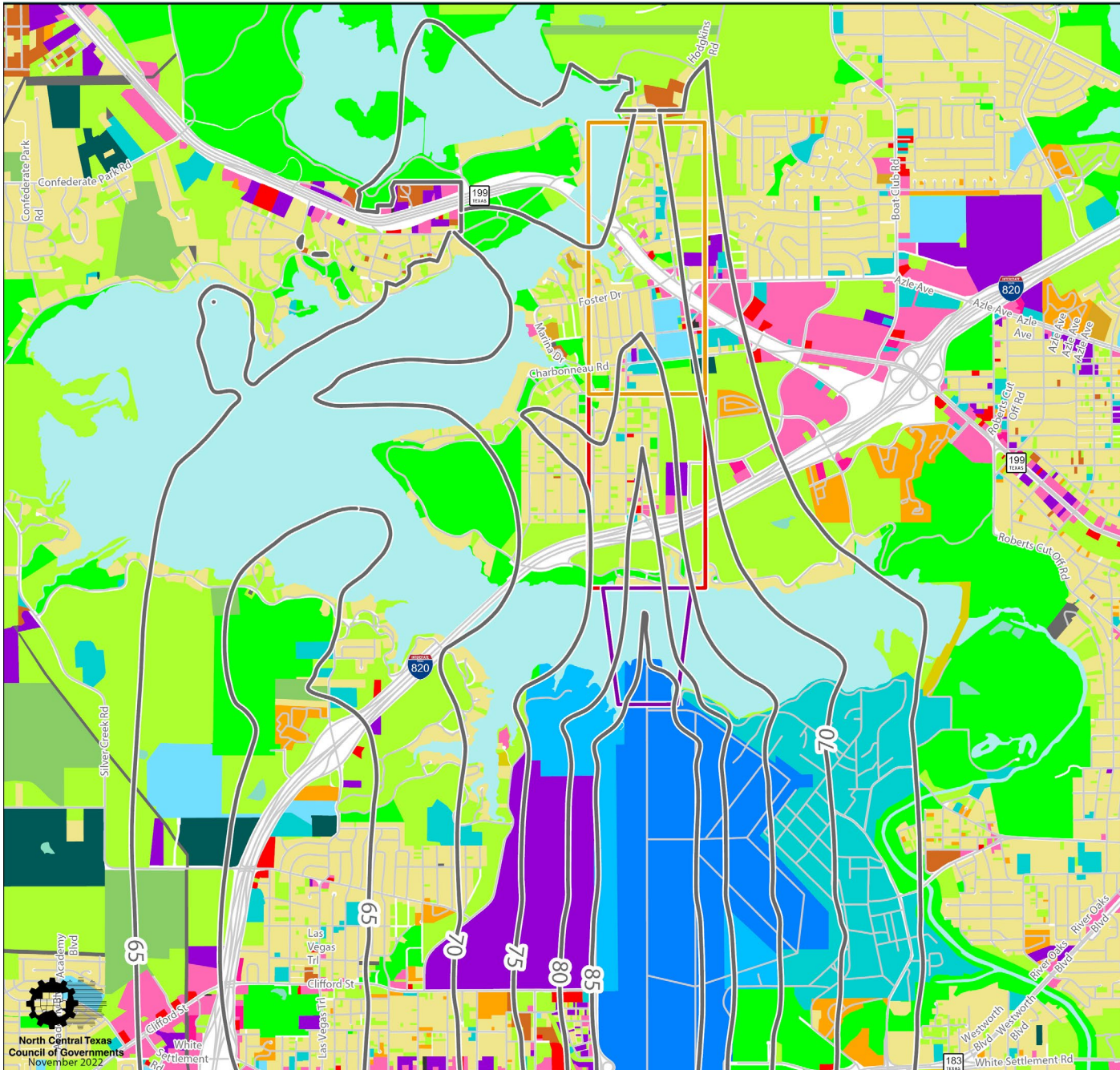
# Development by Decade (North)



## Parcels by Year of Construction (Where Known)

- Before 1940
- 1940 - 1949
- 1950 - 1959
- 1960 - 1969
- 1970 - 1979
- 1980 - 1989
- 1990 - 1999
- 2000 - 2009
- 2010 - 2015
- 2016 - 2020
- 2002 AICUZ Noise Contours
- Clear Zones
- Accident Potential Zone 1
- Accident Potential Zone 2

# 2020 Land Use (North)

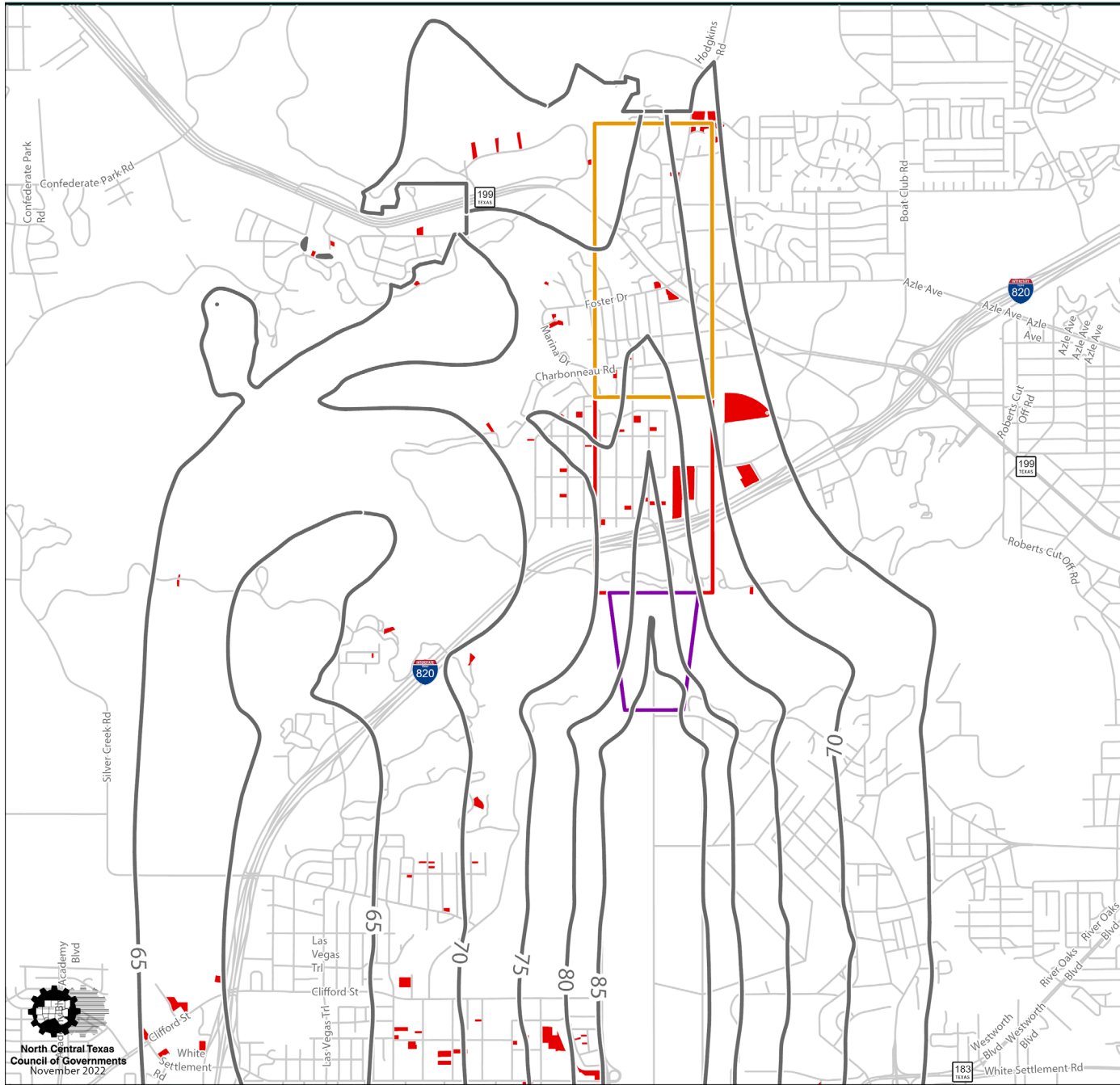


## 2020 NCTCOG Land Use

- Single Family
- Multi Family
- Mobile Home
- Office
- Retail
- Hotel / Motel
- Venue
- Industrial
- Group Quarters
- Institutional / Semipublic
- Education
- Utilities
- Railroad
- Communication
- Transit
- Airport
- Runway
- Parks / Recreation
- Landfill
- Cemeteries
- Flood Control
- Vacant
- Residential Acreage
- Improved acreage
- Parking
- Water
- Small Water Bodies
- 2002 AICUZ Noise Contours
- Clear Zones
- Accident Potential Zone 1
- Accident Potential Zone 2

North Central Texas Council of Governments  
November 2022

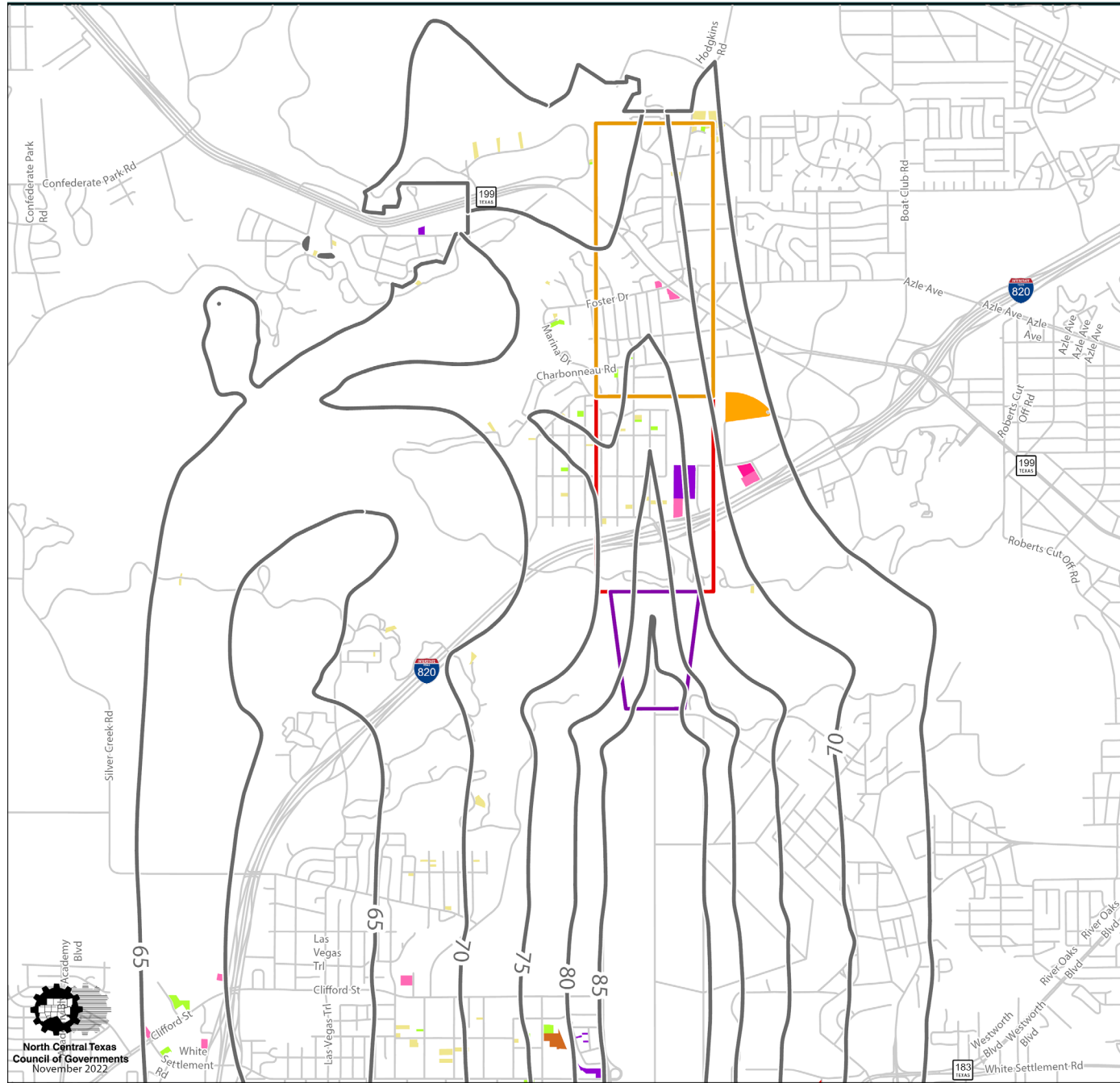
# Parcels Developed or Redeveloped 2016-2020 (North)



- Parcels Developed or Redeveloped (2016-2020)
- 2002 AICUZ Noise Contours
- Clear Zones
- Accident Potential Zone 1
- Accident Potential Zone 2

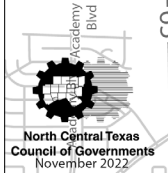
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# Changed Parcels by Current Land Use (North)

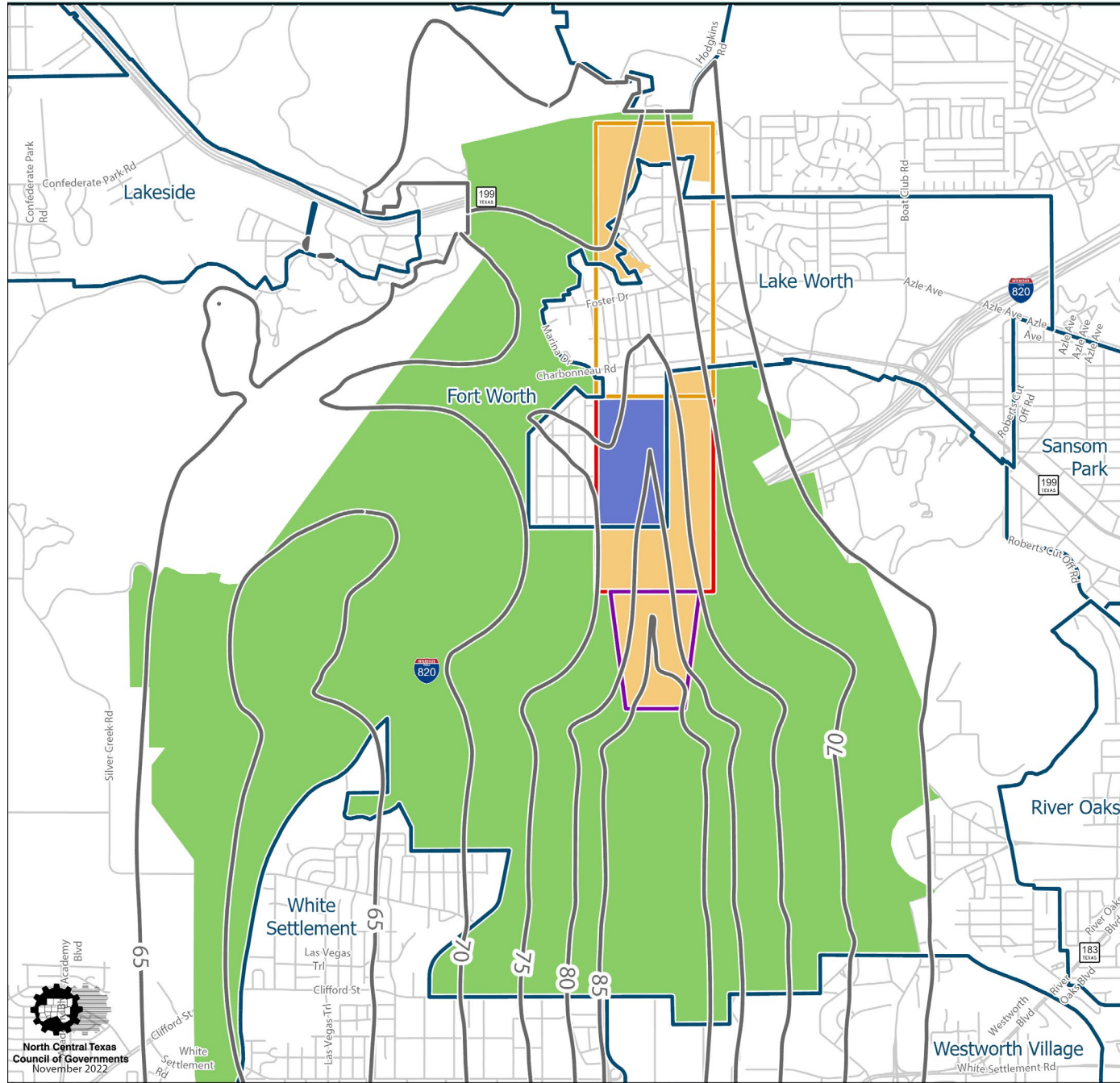


## Parcels Developed or Redeveloped 2016-2020 (By 2020 NCTCOG Land Use)

- Single Family
- Multi Family
- Mobile Home
- Office
- Retail
- Hotel / Motel
- Venue
- Industrial
- Group Quarters
- Institutional / Semipublic
- Education
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# Zoning Overlay Districts (North)



## Zoning Overlay Districts

- Benbrook (2012/2013)
- Fort Worth (2013)
- Fort Worth (2014)
- Lake Worth (2019)
- 2002 AICUZ Noise Contours
- City Boundaries
- Clear Zones
- Accident Potential Zone 1
- Accident Potential Zone 2

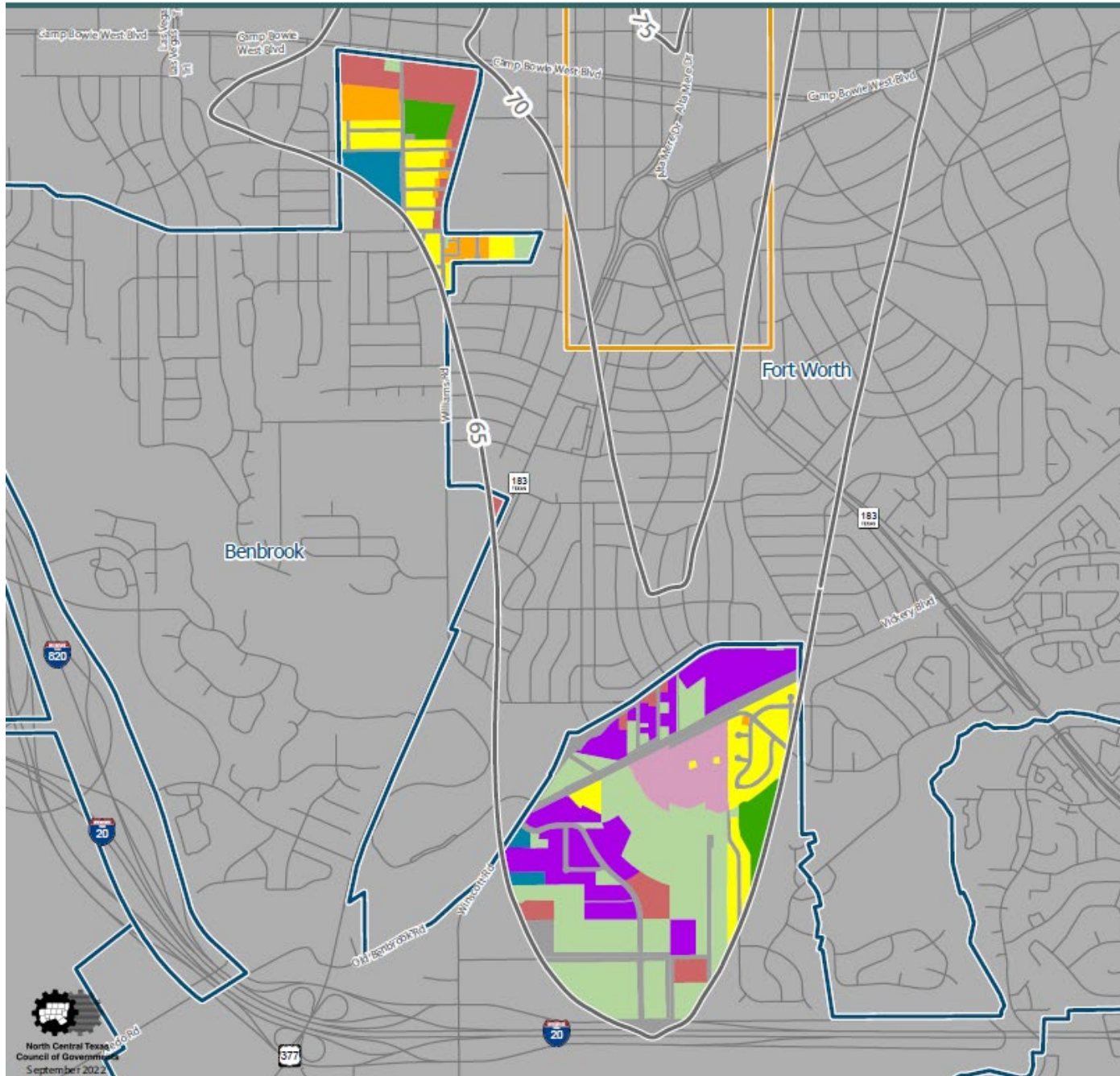




# REVIEW OF ZONING ORDINANCES

- Taken a deep dive into city zoning ordinances
- DOD guidance on what is/is not considered compatible is based on very old land use codes – also separate compatibility for noise contours and APZ/CZ, but we have many parcels that overlap both
- Simplified the DOD guidance into a single compatibility recommendation in a combined area of noise/safety
- Reviewed zoning districts, allowed uses, and compatibility within each city and provided specific recommendations
- Cities will review and determine whether further action is necessary or feasible

# Land Use: Benbrook - Outside Safety Zone - Inside 65dB Noise Contour



## Basic Information

City: Benbrook  
 Safety Zone: Outside Safety Zone  
 Noise Contour: 65dB

Acres: 488.12 (6.89% of Benbrook's total land area)  
 Population: 1,112 (Estimated)  
 Property Value: \$178,717,493 (Estimated)

## Land Use (2020)

Single-Family Res.	62 acres (12.7%)
Multi-Family Res.	17.43 acres (3.57%)
Commercial/Office	45.38 acres (9.3%)
Institutional	15.2 acres (3.11%)
Industrial	79.79 acres (16.35%)
ROW/Utilities <sup>1</sup>	85.01 acres (17.42%)
Communication	0 acres (0%)
Parks	19.29 acres (3.95%)
Cemeteries	0 acres (0%)
Resources <sup>2</sup>	28.51 acres (5.84%)
Vacant	135.52 acres (27.76%)
Base Property <sup>3</sup>	0 acres (0%)
Other	0 acres (0%)

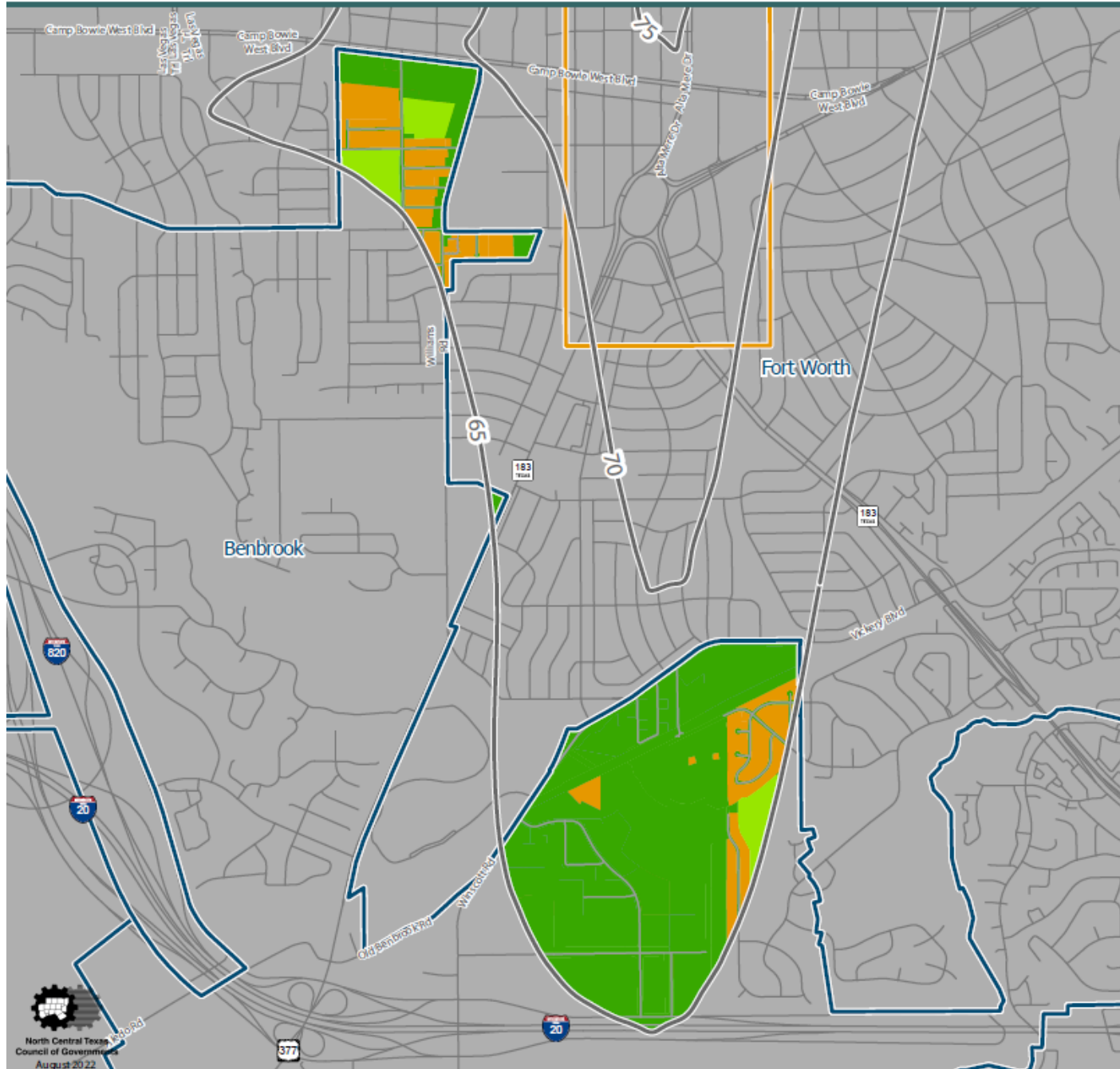
## Noise/Safety Compatibility

Yes	378.36 acres (77.51%)
Noise Attenuation <sup>4</sup>	30.33 acres (6.21%)
Discouraged <sup>5</sup>	79.43 acres (16.27%)
No	0 acres (0%)
Base Property <sup>3</sup>	0 acres (0%)

- Accident Potential Zone 1
- Accident Potential Zone 2
- Clear Zones
- City Boundaries
- 2002 AICUZ Noise Contours

1. Includes transportation right-of-way (ROW) not otherwise classified in NCTCOG Land Use dataset.  
 2. Includes "Improved Acreage" land use classification.  
 3. Areas within NAS JRB Fort Worth boundary and additional nearby aviation-related land uses (including but not limited to Lockheed Martin). These areas were not classified in the compatibility determination analysis.  
 4. Compatible if sound attenuation of 25-35db is present in all or parts of the structure.  
 5. Discouraged, but compatible if sound attenuation of 25-30db is present in the structure.

# Compatibility: Benbrook - Outside Safety Zone - Inside 65dB Noise Contour



## Basic Information

City: Benbrook  
 Safety Zone: Outside Safety Zone  
 Noise Contour: 65dB

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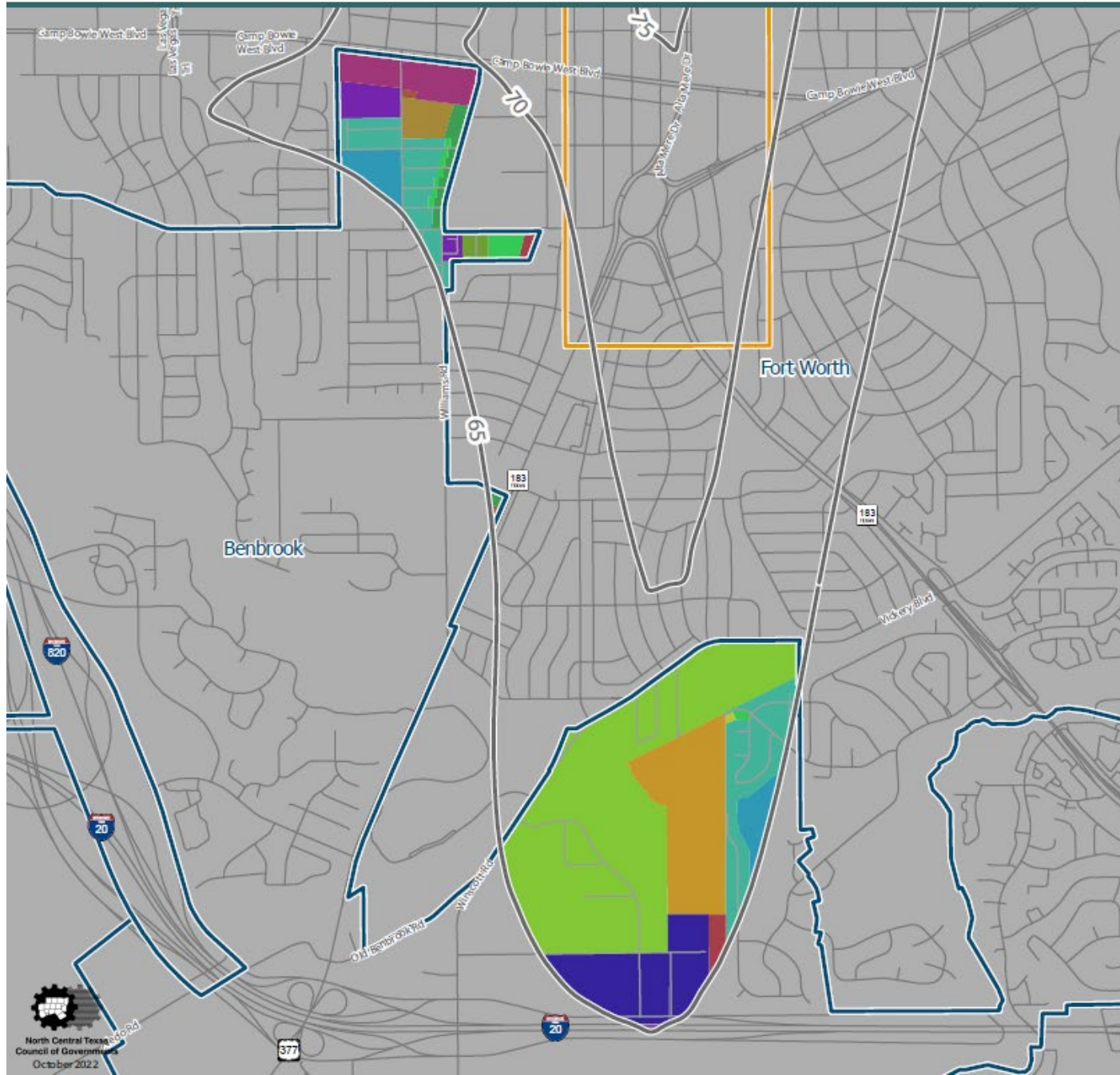
## Noise/Safety Compatibility

Yes	378.36 acres (77.51%)
Noise Attenuation <sup>4</sup>	30.33 acres (6.21%)
Discouraged <sup>5</sup>	79.43 acres (16.27%)
No	0 acres (0%)
Base Property <sup>3</sup>	0 acres (0%)

- Accident Potential Zone 1
- Accident Potential Zone 2
- Clear Zones
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- 2002 AICUZ Noise Contours

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# Zoning: Benbrook - Outside Safety Zone - Inside 65dB Noise Contour



## Basic Information

City: Benbrook  
 Safety Zone: Outside Safety Zone  
 Noise Contour: 65dB

Acres: 488.12 (6.89% of Benbrook's total land area)  
 Population: 1,112 (Estimated)  
 Property Value: \$178,717,493 (Estimated)

## Zoning

A	70.52 acres
B-PD	0.42 acres
C	7.65 acres
CF	9.1 acres
CF-PD	23.21 acres
D	6.68 acres
D-PD	13.71 acres
E	0.34 acres
E-PD	9.32 acres
F	24.79 acres
F-PD	1.3 acres
G	56.5 acres
H	198.3 acres
HC	0.01 acres
PD	6.36 acres
SD	62.52 acres

- 2002 AICUZ Noise Contours
- City Boundaries
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General

Conditional Formatting Format as Table Cell Styles

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	A	B	C	D	E
1	Department of Defense	Benbrook	Lake Worth	Westworth Village	White Settlement
3		House Detached - Single Family Dwelling	Single Family Dwellings	Single-Family Detached	Dwellings, single-family, detached
4	Single units: detached			Single-Family Zero Lot/Tract Line/Patio Home	Dwellings, single-family, zero lot line
5	Single units, semi-detached				
6			Single Family Attached		Dwellings, single-family, attached
7	Single units: attached row			Single-Family Townhouse (Attached)	
8	Two units, side-by-side	House Attached - Two Family Dwelling		Duplex/Two-Family	Duplex (two-family)
9	Two units, one above the other	House Attached - Two Family Dwelling			
10		Multi-Dwelling Structure MAX: 25 DU/AC			
11		Multi-Dwelling Structure DU/AC >25			
12	Apartments: walk-up		Multifamily dwellings	Multifamily (apartments)	Apartment (multifamily)
13		Multi-Dwelling Structure MAX: 25 DU/AC			
14		Multi-Dwelling Structure DU/AC >25			
15	Apartment: elevator		Multifamily dwellings	Multifamily (apartments)	Apartment (multifamily)
16		Group Home	Group Home		Group home for the disabled or disadvantaged



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Comments Share

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	A	B	C	D	E	F	G
1		<b>65-69dB</b>	<b>70-74dB</b>	<b>75-79dB</b>	<b>80-84dB</b>	<b>85+ dB</b>	
2		<u>Residential</u>	<u>Residential</u>	<u>Residential</u>	<u>Residential</u>	<u>Residential</u>	
3		Single units: detached - 25dB noise reduction, discouraged	Single units: detached - 30dB noise reduction, discouraged				
4		Single units, semi-detached - 25dB noise reduction, discouraged	Single units, semi-detached - 30dB noise reduction, discouraged				
5		Single units: attached row - 25dB noise reduction, discouraged	Single units: attached row - 30dB noise reduction, discouraged				
6		Two units, side-by-side - 25dB noise reduction, discouraged	Two units, side-by-side - 30dB noise reduction, discouraged				
7		Two units, one above the other - 25dB noise reduction, discouraged	Two units, one above the other - 30dB noise reduction, discouraged				
8		Apartments: walk-up - 25dB noise reduction, discouraged	Apartments: walk-up - 30dB noise reduction, discouraged				
9		Apartment: elevator - 25dB noise reduction, discouraged	Apartment: elevator - 30dB noise reduction, discouraged				
10		Group quarters - 25dB noise reduction, discouraged	Group quarters - 30dB noise reduction, discouraged				
11		Residential Hotels - 25dB noise reduction, discouraged	Residential Hotels - 30dB noise reduction, discouraged				
12		Mobile home parks or courts - 25dB noise reduction, discouraged	Mobile home parks or courts - 30dB noise reduction, discouraged				
13		Transient lodgings - 25dB noise reduction, discouraged	Transient lodgings - 30dB noise reduction, discouraged	Transient lodgings - 35dB noise reduction, discouraged			
14		Other residential - 25dB noise reduction, discouraged	Other residential - 30dB noise reduction, discouraged				
15		<b>Manufacturing</b>	<b>Manufacturing</b>	<b>Manufacturing</b>	<b>Manufacturing</b>	<b>Manufacturing</b>	

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Sensitivity: Sensitivity

A1

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U			
1	Compatible	Navy	Benbrook	Zoning Districts in Area, Permitted/Conditional, and Compability											Notes									
2	Conditional			SD	A	B	C	D	CF	E	F	G	H											
3	Condition																							
4	Addressed																							
5	Incompatible	Residential (65-69, outside safety)																						
6		Single units: detached - 25dB noise reduction, discouraged	House Detached - Single Family Dwelling	P	P	P																		
7		Single units, semi-detached - 25dB noise reduction, discouraged																						
8		Single units: attached row - 25dB noise reduction, discouraged																						
9		Two units, side-by-side - 25dB noise reduction, discouraged	House Attached - Two Family Dwelling				P	P																
10		Two units, one above the other - 25dB noise reduction, discouraged	House Attached - Two Family Dwelling				P	P																
11		Apartments: walk-up - 25dB noise reduction, discouraged	Multi-Dwelling Structure MAX: 25 DU/AC					P																
12		Apartment: elevator - 25dB noise reduction, discouraged	Multi-Dwelling Structure DU/AC >25					C																
13		Apartment: elevator - 25dB noise reduction, discouraged	Multi-Dwelling Structure MAX: 25 DU/AC					P																
14		Multi-Dwelling Structure DU/AC >25	Multi-Dwelling Structure DU/AC >25					C																
15		Group quarters - 25dB noise reduction, discouraged	Group Home	P	P	P	P	P																
16		Residential Hotels - 25dB noise reduction, discouraged																						
17		Mobile home parks or courts - 25dB noise reduction, discouraged	Manufactured Home																					
18		Transient lodgings - 25dB noise reduction, discouraged	RV Camping Area					C	C	P	P	P	P											
19		Other residential - 25dB noise reduction, discouraged	Three or Four Family Dwelling				P	P																
20		Manufacturing	Accessory Use as a Primary Use, Residential		C	C																		

Check that the ordinance would apply noise reduction to group homes

## Compatibility Recommendations

### Benbrook

Confirm or specify that convalescent home and group quarters fall under the noise reduction for multifamily dwellings.

Add the following uses to the noise reduction requirement:

- Health care facility
- Daycare
- Government Installations
- Safety Services

If feasible, add the following uses to the noise reduction requirement:

- Recreation and Entertainment, Outdoor (for any office or indoor facilities that receive the public)
- Riding Arena (for any office or indoor facilities that receive the public)
- Skating Rink
- Parks and Open Area (for any office or indoor facilities that receive the public)



# 88<sup>TH</sup> TEXAS LEGISLATURE

- Bill drafted (contacting potential sponsors) to create a new statute preventing UAS from disrupting operations over/around military installations
- Necessary due to NPPA vs. McGraw ruling declaring Texas Government Code Chapter 423 unconstitutional
- Looking for additional statewide support once the bill is introduced

# 88<sup>TH</sup> TEXAS LEGISLATURE

- SB 491 (Hughes): Relating to building height restrictions in certain municipalities
  - Cities over 750,000 would not be able to regulate the height of a structure on a parcel based on the proximity to another parcel
- Several other bills introduced that would restrict placement of wind energy or meteorological towers near military installations or joint use airports
- Other potential legislation to discuss?