

## **MEETING SUMMARY**

### **Joint Land Use Study Policy Committee**

#### **Holiday Inn Express at Northwest Loop 820 and Azle Avenue**

**Monday, June 18, 2007  
1:30 p.m.**

Chairman Chuck Silcox, Council Member, City of Fort Worth, called the meeting to order at 1:30 p.m. by introducing himself and thanking everyone for coming. Ron Sauma, Council Member, Benbrook, made a motion to approve the meeting summary of the May 21, 2007 Policy Committee. The motion was seconded by Keith Bailey, Council Member, Benbrook, and the meeting summary was approved unanimously.

Dana Burghdoff, City of Fort Worth Planning and Development Department, presented an overview of the interim development regulations for the Joint Reserve Base noise impact area as adopted in June by the Fort Worth City Council. She noted that the impact area is within which the 24-hour average noise level is greater than or equal to 65 decibels. Within this area, there is approximately 1,111 acres (491 parcels) of vacant land. Ms. Burghdoff said that the Texas Local Government Code, Sec. 212.131, prohibits a city from establishing a moratorium on residential development within a noise impacted area.

The newly adopted, interim regulations require noise attenuation for new building construction to ensure that interior noise levels do not exceed 45 DNL (per federal standards) for uses that include residences, nursing homes, hospitals, day care centers and schools. Building components that are subject to soundproofing requirements include walls, windows, exterior doors, and roofs. It was noted that the state energy code and its insulation requirements result in the mitigation of sound to a large extent. Also, if these requirements are effective surrounding NAS JRB Fort Worth, the Fort Worth Council may implement them surrounding Fort Worth's other airports (Meacham, Spinks, and Alliance). Council Member Carter Burdette asked that communication be established between the JLUS cities and Fort Worth's planning and development department to ensure that other cities are aware of this program.

John Leigh, U.S. Department of Defense, Office of Economic Adjustment, talked about the importance of noise attenuation in existing structures and that another six inches of insulation often gets the results that are needed. Council Member Rasmussen asked if funding is available for these energy savings programs. Mr. Leigh is not aware of any programs and Ms. Burghdoff said her office is researching this.

Mr. Leigh also encouraged attendance at an upcoming conference, "Sustaining Military Readiness" in Orlando July 30 through Aug. 3. He noted that approximately 40 percent of the agenda is dedicated to encroachment issues.

Consultant Mike Coker briefed the committee about a little-known entity, the Meacham Field Joint Airport Zoning Board, created by the 1969 Airport Zoning Act, the last meeting of which was held in 1992. The composition of the board is to be 17 members, with two representatives each to be appointed by the Cities of Fort Worth, Blue Mound, Haslet, Lake Worth, River Oaks, Saginaw, and Sansom Park; and two representatives to be appointed by the Tarrant County Commissioners Court. The chair is to be elected by a majority of the board. According to his research, the joint airport zoning board has the same power to adopt, administer, and enforce airport hazard area zoning regulations or airport compatible land use zoning regulations that is given to other political subdivisions. Committee members agreed that the concept warranted further discussion at its next meeting.

A general explanation of a land use analysis conducted by North Central Texas Council of Governments was presented by Fletcher Clark III and Michael Mallonee. The analysis has resulted in identification of more than 12,000 parcels of land (totaling more than 16,500 acres) within the 65 decibel area, excluding roadways. Each participating city will receive detailed information about these properties within their city limits. This data is also available on the JLUS website at: [www.nctcog.org/jlus](http://www.nctcog.org/jlus).

Mr. Coker also presented a summary of land planning tools that are available to political subdivisions as they work through the noise and transportation issues related to development around the NAS. He noted the following:

- Federal Aviation Regulations, Part 77, Objects Affecting Navigable Airspace, as they pertain to NAS JRB Fort Worth, have not been incorporated into local ordinances.
- Ordinances do not authorize more restrictive airfield zoning districts with the 65 decibel noise zone.
- Ordinances do not address density and land issues regarding Accident Potential Zones (APZ's).
- Ordinances do not require disclosure of proximity to a military installation, airport, or noise contour as part of a site plan submittal.
- Ordinances do not address encroachment.

Preliminary recommendations by the JLUS consultants include creating policies and ordinances that:

- Preserve long term compatibility between the installation and community
- Promote comprehensive community planning
- Encourage cooperation between base officials and community officials
- Integrate the local jurisdictions' general and comprehensive plans with the installation's plans
- Help to implement noise exposure and accident potential reduction measures through building code and zoning/subdivision ordinance revisions
- Reduce the mission's operational impacts on adjacent communities

- Align planning criteria more closely with the mission system criteria

Actions that will be recommended are:

- Adopt encroachment prevention measures
- Adopt codes and ordinances to limit the height of objects around NAS
- Require notes on plats for subdivisions within the 65 DNL contours
- Create a policy of excluding public investment (CIP) unless in facilities, unless noise-sensitive uses are established
- Require a permit from the Building Inspector for constructing or repairing a structure within the APZ area
- Adopt overlay districts
- Create or amend developer agreements available to the public
- Adopt regulations that maintain residential densities within noise sensitive areas
- Adopt an airport environ ordinance

Rachel Wiggins, Senior Transportation Planner, NCTCOG, reported that a recent conservation forum held at NAS JRB in cooperation with The Trust for Public Land (TPL) was very informative. She noted that DOD can partner with local governments, conservation groups and landowners to voluntarily preserve land adjacent to or nearby to a military installation. Funding requests are due in July. NCTCOG has solicited interest from the local communities and is working with NAS JRB and TPL to advance a grant application for the July deadline.

Ms. Wiggins also updated the committee about the dates of future public meetings. She recommended that the Policy Committee meet at 7 p.m., on Monday, Aug. 27, and 7 p.m. on Monday, Sept. 24, at Brewer High School, 1025 West Loop 820-North, to allow for public comment. Both meetings will be advertised jointly with the September briefings to City Councils. The committee agreed that NCTCOG staff should pursue the schedule as presented to them.

Chairman Silcox opened the floor for public comments. Mr. Dave McElwee of the Tarrant Alliance for Responsible Government addressed the committee and encouraged them to be aggressive in protecting the base from on-going encroachment.

Chairman Silcox adjourned the meeting.