

## **MEETING SUMMARY**

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

#### **River Oaks Community Center**

**5300 Blackstone, River Oaks, Texas**

**Monday, May 21, 2007**

**1:30 p.m.**

Chairman Chuck Silcox, Council Member, City of Fort Worth, called the meeting to order at 1:30 pm, by introducing himself and thanking everyone for coming. Gunnar Rasmussen, Council Member, City of White Settlement, made a motion to approve the meeting summary of the April 16, 2007, Policy Committee. The motion was seconded by Carter Burdette, Council Member, City of Fort Worth, and the meeting summary was approved unanimously.

Mr. Burdette, Council Member, City of Fort Worth made a motion to approve the minutes of the JLUS Public Meetings held April 2 and April 3, 2007. Mr. Rasmussen seconded and the minutes were approved unanimously.

Mike Sims, Senior Program Manager, North Central Texas Council of Governments, discussed the updated study schedule, noting the next meeting on June 18 will be hosted by Tarrant County at the Holiday Inn in Lake Worth. Mr. Sims provided a current list of upcoming Policy Committee meetings, including a list of local government hosts for each event. He also noted that the JLUS briefing to Westworth Village City Council scheduled for May 22 has been moved to May 24, 2007 at 6:30 pm.

Mr. Sims noted that consultant events in June include a tour of the NAS JRB and meeting with builders and realtors hosted by the Fort Worth Chamber of Commerce. Mr. Rasmussen asked whether the consultant meetings were educational or meant to collect input. It was suggested that area Chambers of Commerce be invited to the builders/realtors meeting. Mr. Sims replied there will be a 15 minute overview with primary emphasis on listening to what developers are facing. Policy Committee members were asked to send Rachel Wiggins, Senior Transportation Planner, NCTCOG, contact information for local Chambers that should be included in the event.

The Policy Committee is scheduled to approve consultant recommendations in August, prior to presentation to City Councils. Mr. Silcox expressed concern of overlap regarding whether each city council meeting is during the day or evening. It is important that as many Policy Committee members as possible attend the City Council meetings to show support of important recommendations. Mr. Sims noted that NCTCOG staff would work with the local governments to schedule September briefings to City Councils and the County Commissioners' Court.

Ms. Wiggins transitioned the discussion to a preliminary land use analysis being conducted by NCTCOG staff. Ms. Wiggins noted that the information serves as an orientation to how the military views land use compatibility based on noise zones and levels. The analysis utilized available data from the Tarrant County Appraisal District 2005 records combined with military

safety and noise zones. She made reference to several maps: Parcels Within or Touching the 65 DNL Line, an area map, and a summary map showing parcels that were matched to a military land use code (SLUCM). All parcels within or touching the 65 DNL were included. NCTCOG's geographic information system was used to identify the number of parcels, acres, and land value being impacted by the Naval Air Station Joint Reserve Base. A total of 16,567 acres are all or in part within the 65 DNL. Eighty-nine percent of those were identified by SLUCM code, including Lake Worth. Total land value within the 65 DNL is \$1.4 billion, 85% of which was matched to a SLUCM. Ms. Wiggins noted that matching specific land parcels to the SLUCM code would enable the Committee to visualize the number of parcels that are compatible and incompatible based on military land use planning. Mr. Rasmussen asked whether maps showing this data would be available at future meetings. Ms. Wiggins noted that such maps will be available soon.

Mike Coker, consultant, presented a summary of data that has been collected from each of the municipalities. Mr. Coker noted that from 2002 to 2003, Uniform Building Codes require that noise can not exceed 45db, which is very low. In certain areas, adding insulation other than for heating and cooling could change compatible use designations for noise levels 65db and higher. He noted that collecting municipal building codes would assist with this analysis. Mr. Silcox asked about existing structures, and Mr. Coker suggested that residents could be advised of opportunities to insulate during remodeling or purchase through title attachments with each city and the county that will stay with the property upon resale. Randy Skinner, Planning Manager, Tarrant County, asked for a GIS layer of noise zones to determine impact. Mr. Burdette, asked if the county must also incorporate these guidelines. Mr. Sims noted that the county's land use tools will vary from each city, but that the largest portion of unincorporated land is in flood plain, which will have additional development controls in place at the county level.

Ms. Wiggins provided a summary of the public involvement plan on behalf of Linda Pavlik. Media involvement will be increased towards the end of August with a second airing of the April 3rd public meeting on public access channels. NCTCOG staff hopes to have the video available on the website for download.

Mr. Sims provided an update on the potential for conservation and encroachment partnering to be used as additional tools. He noted that this program is not available for land acquisition associated with active military use. The Secretary of Defense or the Secretary of a military department may enter into an agreement with an eligible entity to address the use or development of real property in the vicinity of, or ecologically related to, a military installation or military airspace for purposes of (1) limiting any development or use of the property that would be incompatible with the mission of the installation; or (2) preserving habitat on the property in a manner that is compatible with environmental requirements. A conservation forum will be held Tuesday, June 12, from 4:00 to 6:00 pm at the Naval Air Station Joint Reserve Base to discuss this program. Mr. Burdette asked if federal dollars are available for such land purchases and Mr. Sims noted that there is federal money available for such partnerships.

Under other business, Ms. Wiggins noted the eight Base Realignment and Closure (BRAC) criteria that were used by Secretary of Defense in determination of closure and realignment decisions in 2005. Paul Paine, former base commander at NAS JRB was involved in the last round of BRAC and noted that every BRAC round is subject to different criteria. During the last process, encroachment was weighed very heavily. However, if the community is willing to accept and support the military facility, that is very important. Both encroachment resolutions and community willingness are important.

Ms. Wiggins also noted that River Oaks Mayor Herman Earwood would be hosting a Mayor's Luncheon the following day to include a presentation on development potential in the City of River Oaks. Mayor Earwood invited all to attend the event.

## **Attendees**

### Elected Officials and Military Officers Present

Chuck Silcox, Chairman	Councilmember	City of Fort Worth
Keith Bailey, Secretary	Councilmember	City of Benbrook
Robert Armstrong	Mayor	City of Sansom Park
Carter Burdette	Councilmember	City of Fort Worth
Herman Earwood	Mayor	City of River Oaks
Gunnar Rasmussen	Councilmember	City of White Settlement

### Others Present

Sally Burt	Outreach Specialist	Congresswoman Kay Granger
Wayne Butler		City of River Oaks
Fletcher Clark	Transportation Planner	NCTCOG
Wes Cloud	Facility Planning Manager	NAS JRB Fort Worth
Michael R. Coker	Consultant	Michael R. Coker Company
Ryan Cox	Spinks Airport Manager	City of Fort Worth
Anne Cozart	District Liaison	State Rep. Charlie Geren
Jim Falvo	Consultant	DFW Advisors Ltd. Co.
Marvin Gregory	Director of Public Works	City of River Oaks
Jodi Jenkins	Consultant	Pavlik and Associates
Michael Mallonee	Transportation Planner	NCTCOG
Cathy Morris	Administrative Analyst	City of Benbrook
Paul Paine	President	Fort Worth South Inc.
Gary Robinson	City Administrator	City of Westworth Village
Jodi Saegesser	District Assistant	Congressman Joe Barton
Mike Sims	Senior Program Manager	NCTCOG
Randy Skinner	Planning Manager	Tarrant County
Dennis Statler	Airfield Manager	NAS JRB Fort Worth
Jesse Torres	Planning Manager	City of Fort Worth
Rachel Wiggins	Senior Transportation Planner	NCTCOG
Christy Yorek		Lockheed Martin